SD 009

Chelmsford Draft Local Plan

Regulation 22 Consultation Statement

June 2018

Our Planning Strategy to 2036

Chelmsford Local Plan

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1. Introduction / background

1.1 Chelmsford City Council has completed three formal stages of consultation on its draft Local Plan.

1.2 This Consultation Statement sets out the processes undertaken by Chelmsford City Council for community participation and stakeholder involvement in producing the Local Plan. It also sets out how the main issues raised through consultation have helped to shape the Plan.

1.3 The Consultation Statement has been prepared to meet the requirements of Regulations 18, 19 and 22 (1) Part (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Consultation Statement will assist the Inspector at the Examination in Public to determine whether the processes that the Council followed, leading to the Submission of the Local Plan, comply with Government guidance and requirements for public participation.

1.4 In detailing what the requirements are for the 'Submission of documents and information to the Secretary of State', Regulation 22 (1) Part (c) directs the Council to prepare a statement which sets out:

i. which bodies and persons were invited to make representations under Regulation 18 of the Local Planning Regulations;
ii. how those bodies were invited to make representations;
iii. a summary of the main issues raised in those representations;
iv. how those main issues have been taken into account;
v. if there are representations made under Regulation 20, the number made and a summary of the main issues made in those representations; and
vi. if there are no representations made under Regulation 20, that no such representations were made.

1.5 Consultation was carried out, and feedback reports published, as indicated below:

Consultation Stage	Dates	Feedback published
Issues and Options (Regulation 18)	19 November 2015 – 21 January 2016	June 2016 and February 2017
Preferred Options (Regulation 18)	30 March 2017 – 11 May 2017	January 2018
Pre-Submission (Regulation 19 & 20)	31 January 2018 – 14 March 2018	June 2018

1.6 In addition to complying with the Regulations, the Council has also complied with the provisions of its Statement of Community Involvement, including earlier versions and the latest version published in March 2017 (Evidence Base reference SD 013)[1]. This sets out the Council's strategy for effective community participation in the planning process, including for a Local Plan.

1.7 The Council also considers that the necessary legal and procedural processes have been undertaken throughout the preparation of the Local Plan. A Legal Compliance Checklist (SD 011) was published in May 2018, as part of the Local Plan Submission.

1.8 All the comments received to each stage of consultation can be viewed in full on the Council's Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult

1.9 Details of the Local Plan – Submission can be seen at www.chelmsford.gov.uk/new-local-plan

[1]All Evidence Base documents can be found at www.chelmsford.gov.uk/new-local-plan

2. Who we consulted

2.1 The Council has consulted extensively at all stages of preparing the Local Plan, to encourage the maximum level of feedback.

2.2 At each stage, the Council has consulted the following bodies and persons:

- Statutory bodies including Essex County Council, neighbouring Councils, local Parish and Town Councils, utility companies, Primary Care Trust and Government bodies such as Highways England, Natural England, Historic England and the Environment Agency
- Local stakeholders including the Chelmsford Business Forum, Essex Racial Equality Council, Sport England, and the Police
- Developers and landowner and their agents
- Local businesses, voluntary and community groups
- The public.

2.3 To aid the consultation process, the Council maintains a consultee database (hosted by Objective) which is continuously updated. The number of consultees has grown from 3,200 in November 2015 to more than 6,200 in May 2018.

2.4 This report includes a list of all those bodies consulted (but not including individual members of the public) in the Appendices as follows:

Issues and Options	Page 68 (in Appendix A)
Preferred Options	Page 414 (in Appendix B)
Pre-Submission	Page 587 (in Appendix C)

3. How we consulted

3.1 A wide range of consultation activity was carried out for each stage of the consultation.

3.2 This is captured in the table below, with dates activities took place. Copies of consultation material are included within the appendices as follows:

Issues and Options (I&O)	Appendix A
Preferred Options (PO)	Appendix B
Pre-Submission (PS)	Appendix Ciii

Activity	I&O	PO	PS	Date
Documents at CCC Reception	•			19 Nov 15
		•		30 Mar 16
			•	31 Jan 18
Documents in 10 CCC area libraries, 5 outside area, mobile library	•			19 Nov 15
		•		30 Mar 16
			•	31 Jan 18
Consultee notification	•			19 Nov 15
		•		30 Mar 16
			•	31 Jan 18
Public exhibitions (number of)	25			Nov/Dec 15
		13		Apr/May 16
			13	Feb/Mar 18
Member and staff drop-in	•			Nov 15
		•		Mar 16
			•	Jan 18
Parish/Town Council Forum and Developer/Agent Forum	•			Nov 15
		•		Mar 16
			•	Jan 18
Public Notice	•			Nov 15
		•		Mar 16
			•	Jan 18
Posters and summary leaflets to Parish/Town Councils, CCC offices, leisure facilities, post offices, shops, churches, surgeries	•			Nov 15
		•		Mar 16
			•	Jan 18
Leaflet handouts at Chelmsford and South Woodham Ferrers rail stations	•			Nov 15
		•		Mar 16
			•	Jan 18

Adverts/articles in Business News, Moulsham Times, Chelmsford Times, South Woodham Focus, Essex Life	•			Nov 15
		•		Mar 16
			•	Jan 18
Text sent to Parish/Town Councils for newsletters	•			Nov 15
		•		Mar 16
			•	Jan 18
City Life newspaper articles	•			Quarterly, every edition
		•		
			•	
Press releases (number of)	3			Nov15-Jan 16
		4		Mar-May 16
			5	Jan-Mar 18
Tweets	•			Nov15-Jan 16
		•		Mar-May 16
			•	Jan-Mar 18
Website updates	•			Nov 15-Mar 16
		•		Mar 16-Jan 18
			•	Jan 18 ongoing
Site notices at proposed sites		•		Mar 16
			•	Jan 18

3.3 In addition, Officers attended and gave presentations to a number of meetings such as Chelmsford Civic Society, Essex Development Seminar, and Parish and Town Council annual meetings over the period the Plan has been in preparation. CCC has also arranged a number of Duty to Co-operate meetings with key bodies, which is outlined in a separate Duty to Co-operate Compliance Statement (SD 010).

4. How we responded

4.1 Regulation 18 Consultation

4.2 CCC undertook two stages of consultation under Regulation 18 as follows:

Issues and Options (Regulation 18)	19 November 2015 – 21 January 2016
Preferred Options (Regulation 18)	30 March 2017 – 11 May 2017

4.3 The Issues and Options stage was not a legal requirement, but was undertaken to ensure the Council carried out a comprehensive consultation.

4.4 Feedback reports were produced as follows:

4.5 **Issues and Options Consultation Document Feedback Report, June 2016**
This report was approved by the Council's Development Policy Committee on 9 June 2016. The committee papers can be accessed here: https://www.chelmsford.gov.uk/your-council/committees-and-meetings/list-of-past-and-future-meetings/?page=1&month=&year=2016&category=8156ead0-fa5c-4864-9aa3-dcf156f0a306&id=cdf63323-5c98-43b3-b6c6-fd400f0ae676

4.6 The report provided feedback on the Issues and Options consultation, but did not include Council responses to issues raised. This was followed in February 2017 with the publication of Issues and Options - You Said We Did. This provided a summary of the key comments received, and records how the comments were taken into consideration in preparing the Local Plan – Preferred Options document.

4.7 This is a long document, so relevant extracts have been included in this report at **Appendix A**, as follows:

Introduction and Purpose
Part One – Summary of Consultation
Part Two – Summary of Representations
Part Three – Main issues raised in the consultation responses
Appendices 1-7 (consultation material)
Issues and Options Consultation Document You Said We Did, February 2017

4.8 **Preferred Options Initial Feedback Report, September 2017**
This report was approved by the Council's Development Policy Committee on 13 July 2017. The committee papers can be accessed here: https://www.chelmsford.gov.uk/your-council/committees-and-meetings/list-of-past-and-future-meetings/?page=1&month=&year=2017&category=8156ead0-fa5c-4864-9aa3-dcf156f0a306&id=d1708c91-5014-4de7-9c37-b89ce05021a7

4.9 The report provided feedback on the Preferred Options consultation, but did not include Council responses to issues raised. This is not included as an

Appendix in this report as the issues are covered in detail by the Preferred Options You Said We Did (see below).

4.10 **Preferred Options You Said We Did, January 2018**
This report was approved by the Council's Development Policy Committee on 18 January 2018, as part of the approval process for publishing the Local Plan – Pre-Submission document for consultation. The committee papers can be accessed here:
https://www.chelmsford.gov.uk/your-council/committees-and-meetings/list-of-past-and-future-meetings/?page=1&month=&year=2018&category=8156ead0-fa5c-4864-9aa3-dcf156f0a306&id=bd7643bb-0f6f-452d-a7a8-7f95a9ef78d4

4.11 This report provided detailed summaries of comments received, and records how they were taken into consideration in preparing the Local Plan – Pre-Submission document.

4.12 This is included in this report at Appendix B.

4.13 **Regulation 19 Consultation**

4.14 CCC undertook one stage of consultation under Regulation 19 as follows:

Pre-Submission (Publication Draft) (Regulation 19)	31 January 2018 – 14 March 2018

4.15 Feedback reports were produced as follows:

4.16 **Pre-Submission Consultation Document Feedback Report, June 2018**
This report provides detailed summaries of comments received, and is included in this report at Appendix C. This was presented to the Council's Development Policy Committee on 7 June 2018, Cabinet on 13 June 2018, and Council on 19 June 2018.
The committee papers for the first of these can be accessed here:
https://www.chelmsford.gov.uk/your-council/committees-and-meetings/calendar-of-meetings/?id=50732a1d-a33d-41fd-ad79-fbeb85c286e1

4.17 All the comments received have been taken into consideration as part of the preparation for Submission of the Local Plan to the Secretary of State, for Examination. A Schedule of Suggested Additional Changes (SD 002) has been prepared to submit with the Local Plan to provide the Inspector the most up-to-date position, to address any issues that have been raised through the latest representations received to the Pre-Submission Local Plan, issues agreed through Statements of Common Ground, and other changes to ensure clarity and consistency.

4.18 This is included in this report at **Appendix C**.

Appendix A

Appendix A	Issues and Options Feedback Report
	Introduction and Purpose Part One – Summary of consultation undertaken Part Two – Summary of representations Part Three – Main issues raised in the consultation responses Appendices including Consultation Material Issues and Options You Said We Did
Appendix Ai	Issues and Options List of Respondents

Chelmsford Local Plan

Issues and Options Consultation Document

Feedback Report

June 2016

Our Planning Strategy to 2036

Chelmsford Local Plan

Abbreviations

CA	Conservation Area
CCC	Chelmsford City Council
CfS	Call for Sites
CTCAAP	Chelmsford Town Centre Area Action Plan
dpa	dwellings per annum
ECC	Essex County Council
HMA	Housing Market Area
LDF	Local Development Framework
NCAAP	North Chelmsford Area Action Plan
NPPF	National Planning Policy Framework
OAHN	Objectively Assessed Housing Need
OAN	Objectively Assessed Need
ONS	Office for National Statistics
pa	per annum
PPG	Planning Policy Guidance
SA	Sustainability Appraisal
SAD	Site Allocations Document
SHMA	Strategic Housing Market Assessment
SLAA	Strategic Land Availability Assessment
SNPP	Subnational Population Projections
sqm	Square Metres
SSSI	Site of Special Scientific Interest
SPA	Special Policy Area
SPD	Supplementary Planning Document
SuDs	Sustainable Drainage Systems
SWF	South Woodham Ferrers
UPC	Unattributed Population Change
VDS	Village Design Statements

Introduction

The Issues and Options consultation represents the first formal stage in the preparation of Chelmsford City Council's new Local Plan. The consultation document set out the key issues for the future growth and development of the City and potential spatial options for addressing the projected growth requirements up to 2036. This was undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The new Local Plan Issues and Options document and its accompanying Sustainability Appraisal (incorporating Strategic Environmental Assessment) were published for consultation for nine weeks from 19 November 2015 to 21 January 2016. The consultation period was longer than required by Government regulations to recognise the Christmas period when offices are closed and people are on holiday.

Purpose of this Feedback Report

This report sets out the consultation feedback received on the Issues and Options document from a wide variety groups and individuals including residents, developers, landowners and their agents, businesses and statutory bodies such as other local authorities and Parish/Town Councils.

This report is constructed in three parts. Part One provides detail on the scope of the public and stakeholder consultation undertaken. Part Two gives a summary of consultation procedure and numbers of comments received. Part Three provides a breakdown of the main issues raised.

However, it does not summarise all the representations received, identify every individual issue, or provide a Chelmsford City Council (CCC) response to those comments.

All the responses can be read in full on CCC's Consultation Portal at http://consult.chelmsford.gov.uk/portal/

Part One – Summary of consultation undertaken

A comprehensive programme of consultation took place during the formal consultation period from 19 November 2015 to 21 January 2016. This followed (and exceeded) the requirements of the Council's Adopted Statement of Community Involvement (refreshed March 2016).

The package of documents published on 19 November comprised:

- Issues and Options Consultation Document
- Consultation Guidance Notes
- Accompanying Sustainability Appraisal and Non-Technical Summary (subject of a separate Feedback Report).

This package of documents was placed on deposit in the following locations:

- CCC Customer Service Centres in Chelmsford and at South Woodham Ferrers
- 10 libraries in CCCs area, 5 in adjacent districts/boroughs, and the mobile library serving the Chelmsford area.

The Council notified in excess of 3,200 contacts registered on its Consultation Portal. These included public, statutory agencies such as Essex County Council and Parish Councils, utility companies, businesses, interest groups, and voluntary and community bodies. CCC's Citizens' Panel and Youth Panel, Council Members and staff were also notified.

A number of consultation events were arranged:

- Public drop-in exhibitions at 25 venues, visited by more than 1,300 people
- Exhibitions at Chelmsford Business Showcase
- A Member and staff drop-in
- Officers made presentations including to young people at the YMCA, Royal Institute of Chartered Surveyors, Chelmsford Civic Society, and Essex County Council (ECC) Infrastructure Group
- Targeted engagement with the Parish/Town Council Forum and Agent/Developers Forum.

Printed materials and advertisements were produced as follows:

- Public notices in local newspapers
- Posters distributed to Parishes, CCC offices and leisure facilities, post offices, doctors' surgeries and local shops
- Summary leaflets widely available, in addition to being handed out at Chelmsford and South Woodham Ferrers railway stations at peak periods

- Adverts/articles in Business Forum Newsletter, Moulsham Times, Chelmsford Times, South Woodham Focus, Writtle News, Essex Life and retail offers booklet
- Press releases and Tweets.

Copies of key consultation materials and a note of the meetings at the YMCA are given in Appendix 1.

Issues and Options Sustainability Appraisal

The Local Plan Sustainability Appraisal (incorporating Strategic Environmental Assessment) was also subject to consultation at the same time. Feedback on this document is summarised in a separate report prepared by the Council's SA Consultants.

Call for Sites

In addition to the Local Plan and SA consultations, the Council undertook a Call for Sites to identify available land for all types of uses and to establish what land could potentially be made available in the future. In the region of 50 further sites were submitted through this process. Once all sites have been assessed and updated, an updated Strategic Land Availability Assessment (SLAA) will be re-published.

Next Steps

All responses are being considered in detail and will be used to help inform the next stage of the new Local Plan (Preferred Options). This is alongside ongoing discussions with infrastructure providers about their services, such as education, and completion of evidence studies including traffic modelling, landscape, recreation, and flood risk. The Preferred Options will also need to reflect national guidance.

Part Two – Summary of representations

A total of **10,445** separate comments were received to the consultation from **1,135** different respondents. These respondents are from a wide variety groups and individuals including residents, developers, landowners and their agents, businesses and statutory bodies such as other local authorities and Parish/Town Councils.

A small number of representations were received the day after consultation closed, by prior agreement with officers, and these have been analysed and included in the figures in this report. An additional 26 comments received were considered to be 'inadmissible' due to their content and have been excluded.

To ensure proper consideration of issues, respondents have been divided into types depending on their interface with the Council. Some fall into more than one category, so totals exceed the overall number of respondents. Similarly some respondents made their comments via multiple methods so the totals for how comments were made is greater than the total number of comments received.

Type of Respondent	***Number of Respondents***
Parish/Town Councils or adjoining local authorities	*34*
Developers or Representatives	*91*
Other Agencies and Authorities	*92*
Members of the public	*1024*

Method of making comments	***Number of Respondents***
Online Consultation Portal	*425 (37%)*
Email/Electronic Form	*253 (22%)*
Paper Form/Letter	*466 (41%)*

All the comments have been inputted and recorded against one of the thirty consultation questions posed in the consultation document.

A table of responses by members of the public follows in the next two pages. The table shows a summary of the question, how many people responded, how they responded where a yes/no answer was invited, and how many of those responding also made a comment.

Every individual response is available to view in full on the Council's online consultation system 'Objective' at http://consult.chelmsford.gov.uk/portal

Question		How many answered question	Yes	No	None ticked	How many made a comment
1	Adequate range of facts and figures about Chelmsford today	291	155	108	29	180
2	Do you support what should drive the new Local Plan Vision	308	143	148	17	187
3	Do you agree with what should be covered in the Vision	313	126	160	32	221
4	How the Council has calculated its housing need	158	Text responses only			126
5	The housing number used for testing in this consultation	165	Text responses only			134
6	How the Plan could meet accommodation needs of Travellers	136	Text responses only			103
7	How the Council has calculated its job requirement	100	Text responses only			57
8	The job requirement number used for testing in this consultation	98	Text responses only			54
9	How the Council has calculated its retail capacity forecasts	100	Text responses only			61
10	The retail floorspace requirements used for this consultation	81	Text responses only			38
11	How the Council has calculated its office need forecasts	81	Text responses only			41
12	The office floorspace used for testing in this consultation	72	Text responses only			33
13	Missed any issues - employment and economic development	182	85	65	32	93
14	Missed any issues - highways, transportation and accessibility	623	550	55	18	589
15	Missed any issues - protecting the environment	570 (+37 in petition)	505	40	25	542
16	Missed any issues - infrastructure to support development	282	177	32	73	260
17	Proposed Settlement Hierarchy	180	88	70	22	75
18	Classification of settlements within the Settlement Hierarchy	190	69	97	23	111
19	Do you support the proposed Spatial Principles	427	**Yes**	**No**	23	163
	Maximise use of brownfield land	380	355	25		
	City Centre and Urban Area	359	324	35		
	Protect the Green Belt	385	320	65		
	Well-connected and sustainable	356	331	25		
	Defining Green Wedges	372	360	12		
	Designation of Green Buffers	369	357	12		
	Protect landscapes, heritage etc	377	372	5		
	Deliverable and in Plan period	326	283	43		
	Served by infrastructure	367	346	21		

Question		How many answered question	Yes	No	None ticked	How many made a comment
20	How new development growth should be provided	810 (+37 in petition)	See below		53	641
	Option 1	108	108			
	Option 2	69	69			
	Option 3	39	39			
	None of the above	541	541			
21	Alternative or additional Option	570	Text responses only			570
22	Location(s) for new development growth	762	**Yes**	**No**	22	403
	1 Chelmsford Urban Area	521	466	55		
	2 West Chelmsford	644	93	551		
	3 N Chelmsford (Broomfield)	620	76	544		
	4 North East Chelmsford	502	301	201		
	5 E Chelmsford (E of Gt Baddow)	499	437	62		
	6 North SWF	520	482	38		
	7 Great Leighs	498	207	291		
	8 Howe Green	478	267	211		
	9 Rettendon Place	475	310	165		
	10 Boreham	549	445	104		
	11 Danbury	459	333	126		
	12 Bicknacre	449	340	109		
	13 Ford End	466	78	388		
	14 Great Waltham	559	41	518		
	15 Little Waltham	551	24	527		
	16 East Hanningfield	441	247	194		
	17 Woodham Ferrers	466	301	165		
23	Alternative or additional locations for growth	521	Text responses only			512
24	Western Relief Road / A132 improvements	619	Text responses only			619
25	Discounting development growth in the Green Belt	325	Text responses only			316
26	Discounting a large new settlement	438	Text responses only			427
27	Issues for new Local Plan policies	117	Text responses only			88
28	Comments on the existing Special Policy Areas	84	Text responses only			54
29	Other sites for Special Policy Areas	76	Text responses only			43
30	Have we missed anything	210	Text responses only			188

Part Three - Main issues raised in the consultation responses

The main issues are presented as follows:

- Section A – Overview of the main issues made by type of consultee
- Section B – Summary and detailed breakdown of the key issues raised by type of consultee

Section A - Overview of the main issues made by type of consultee

An overview of the main issues raised in the consultation responses on chapters of the Plan is set out below. This is presented by type of consultee:

- Specific and Duty to Co-operate (includes statutory consultees that are defined within the relevant Regulations and national guidance)
- General Consultees (includes a wide range of other national and local organisations)
- Developers, Landowners and Agents
- Public

Overview of Specific and Duty to Co-operate Consultees Comments

Comments were received from 45 specific consultees and Duty to Co-operate bodies. These include other local authorities, Essex County Council (ECC), Parish/Town Councils, Highways England, Historic England, Environment Agency, Mid Essex Clinical Commissioning Group and Sport England

Facts and Figures about Chelmsford (Chapter 3)

- Existing and predicted future commuting patterns are not adequately considered
- Impact from losing productive agricultural land needs assessing.

A Vision for the new Local Plan (Chapter 4)

- General support for the Vision in principle
- Suggested improvements include a greater focus on rural communities and culture, and changes to better recognise Chelmsford's City Status.

Issues facing Chelmsford when planning for growth (Chapter 5)

- Supporting infrastructure must be delivered alongside or ahead of new development
- General support for encouraging sustainable transport
- Existing plans have failed to deliver planned infrastructure e.g. NE Bypass

- Existing infrastructure is inadequate including schools, health provision and roads
- Generally CCC Parish/Town Councils consider that a target closer to 775dpa would more appropriate and realistic, and that a 20% uplift is not necessary
- Most other consultees support CCC's intention to meet its own housing needs, its OAN and the 20% uplift although clarification is sought on how the uplift has been calculated and the Plan period
- Castle Point Borough Council asks CCC to consider meeting some of its housing need to the south of its area
- Basildon Borough Council asks CCC to help make provision for some of its un-met Traveller pitch requirements
- Thurrock Council suggest CCC considers its abilities to accommodate un-met housing needs (including Traveller accommodation) from other areas in Essex
- Harlow District Council suggest CCC consider a Green Belt review to see whether this could provide for more sustainable patterns of development
- Greater London Authority suggests CCC consider increases in demographic flows between London and the South East when assessing housing need
- General support for the proposed future job numbers, the drive for employment growth and for the MedTech Campus
- Not all villages have been correctly classified in the Settlement Hierarchy e.g. Great Leighs, Boreham and Ford End due to the limited facilities they have
- Support for Spatial Principles in principle. Some concern that they have not been applied consistently and some suggest changes/ improvements
- Support for Green Wedges and Green Buffers in principle
- General support for SPAs in principle with comments relating to the need to review specific areas. Consider Anglia Ruskin as a SPA
- Writtle College calls for positive planning for the delivery of new and expanded education facilities including student accommodation and an enlarged and more flexible SPA
- Clarification requested on the retail capacity forecasts
- Mid Essex Clinical Commissioning Group advise that their emerging Estates Strategy will help identify the health and social care requirements and priorities to support the proposed growth.

How could future growth be accommodated? (Chapter 6)

- Most neighbouring Councils stress the need to consider potential cross-boundary impacts such as on highways, employment and service provision
- Braintree District Council is particularly concerned about potential impacts of gowth in Great Leighs on secondary school provision, health provision and highways in their District

- Writtle College requests that the impact of potential growth and development in West Chelmsford on it be assessed
- Need to work with key stakeholders to consider the impacts of growth on the strategic highways network beyond CCC boundaries and on other proposed transport projects (e.g. the Lower Thames Crossing and A120 improvements)
- Transport modelling is considered critical to identifying highways impacts and mitigations and to selecting preferred options
- CCC Parish/Town Councils: More support for Spatial Option 1, followed by 2 although many disagree with all and consider they are too similar and do not provide enough choice. Limited support for Option 3 and concern that the Plan is unclear on how growth could be distributed and impact on villages
- ECC and Highways England suggest a hybrid of Spatial Options 1 and 2. Historic England support 1, the Environment Agency support 1 or 2 but most other consultees do not state a preference
- Concern no strategy to fund and deliver the NE Bypass. This is considered to be of strategic importance and the Western Relief Road could deflect resources away from it
- Some CCC Parish/Town Councils call for the deletion of the Western Relief Road as it is unlikely to be delivered by 2036, its benefits are unproven and it could have major adverse impacts
- Little Waltham and Runwell Parish Councils call for no more Traveller sites in their areas
- Some CCC Parish Councils especially those in North and West Chelmsford oppose development in Locations 2 and 3 and are concerned about adverse impacts on e.g. traffic, landscape, tranquillity and flood risk
- Approach to Green Belt generally accepted although some suggest re-considering development on suitable Green Belt sites such as surplus Writtle College land
- Re-consider more development growth on lower grade agricultural land
- Re-consider more development growth on sites with good existing or proposed transport infrastructure e.g. North Chelmsford, near the new station and along the A12 corridor. The Call for Sites shows that sufficient and suitable land is available in this area
- Parish Councils in Braintree District oppose development in Great Leighs and are concerned about adverse impacts on e.g. local traffic and service provision
- Both support and objection for a new settlement Spatial Option at Hammonds Farm and Boreham Airfield. Those in favour of cite benefits such as proximity to major transport infrastructure. Those opposed are concerned about e.g. deliverability and coalescence.

Planning Policy Issues (Chapter 7)

- Several consultees including ECC, Anglian Water, Natural England, Environment Agency and Historic England suggest Local Plan policy

ideas and/or draft policy text for consideration such as biodiversity, safe walking and cycling route to school, high speed broadband and renewable energy.

Any other comments? (Chapter 8)

- Unclear at this stage if evidence base is comprehensive and robust
- Evidence base should include community-led documents such as Village Design Statements and Parish Plans
- Many consultees call for continued collaborative working with CCC on its Plan and evidence base.

Overview of General Consultees Comments

Comments were received from 34 general consultation bodies including a wide range of voluntary organisations, businesses, religious groups, schools, housing providers and neighbourhood groups. The main issues raised in the comments relate to Chapters 5 and 6 of the Issues and Options consultation document.

Issues facing Chelmsford when planning for growth (Chapter 5)

- Generally the OAN is supported, but some question over the uplift from 657dpa
- Support for the 20% buffer for the housing target used for testing purposes
- Concern that the rural areas of Chelmsford do not have the infrastructure for more housing
- The roads are close to or have exceeded capacity and will not cope with more houses
- The objectives and boundaries of Green Wedges should be reviewed
- Meeting the needs of other neighbouring authorities needs to be considered. Suggestion that Chelmsford should be meeting the needs of Braintree and Tendring
- The settlement hierarchy needs further consideration as some have fewer services than others but are higher up the hierarchy
- The existing rail service is not sufficient for the needs of the community commuting to London for work
- There needs to be better and increased forms of public transport to encourage people to leave their car at home
- Infrastructure must be delivered alongside new housing, ideally before the housing gets built, and should have a forward capacity for future growth
- Support for the NE Bypass to come forward
- The Plan should consider equestrian access across the CCC area in a more holistic approach
- Policies should seek to protect existing and to promote new social, recreational and cultural facilities and services

- Important environmental assets should be protected.

How could future growth be accommodated? (Chapter 6)

- An Option placing development near the train stations and A12/A130 to the east of Chelmsford should be considered
- The Western Relief Road will not assist in traffic congestion and will be harmful to the environment
- High grade agricultural land should not be built on
- More sites, put forward under the 'Call for Sites', should have been considered
- Mixed views on whether a Green Belt review should be carried out as some locations may be more sustainable than non-Green Belt locations. Others support the continued protection of the Green Belt
- General support for a large new settlement
- Improvements to the A132 are supported
- Concern over proposed development to the west of Chelmsford based on the increased volume of traffic travelling through the City Centre and in the general locality.

Overview of Developer/Landowner/Agent Comments

Comments were received from 70 developers/landowners or agents. The main issues raised concern Chapters 5 and 6 of the Issues and Options Local Plan.

Issues facing Chelmsford when planning for growth (Chapter 5)

- Lots of agreement with the OAN and proposed housing requirement figures of 775dpa and 930dpa
- Some disagreement with the OAN and proposed housing requirement should be increased with varying views as to why these should be higher
- Reference to the need for further consideration of in-migration and growth from London to be factored into the OAN
- Further consideration needed as to whether Chelmsford should be meeting any neighbouring authorities unmet needs
- Queries over some village's positions within the Settlement Hierarchy due to the limited services they currently have.

How could future growth be accommodated? (Chapter 6)

- There is a need to review the Green Belt
- A new Settlement should be considered
- Development within the Green Wedges should not be ruled out
- Support for improvements to the A132
- Questions raised over the deliverability and effectiveness of the potential Western Relief Road.

Overview of Public Comments

Comments were received from 1,024 members of the public.

Facts and Figures about Chelmsford (Chapter 3)

- Impact from losing productive agricultural land needs assessing
- Up-to-date information needed on commuting patterns and employment sectors
- Highway and transportation capacity needs more assessment
- Too focused on City/urban based issues and ignores smaller settlements
- More information needed on future infrastructure requirements.

A Vision for the new Local Plan (Chapter 4)

- Vision too vague
- Too focused on City-focused issues and ignores smaller settlements
- Vision needs to protect environment and minimise greenfield releases
- Too focussed on housing targets
- Not enough about existing residents quality of life
- General support for Green Wedges/Buffers
- Concern about lack of Green Belt Review
- Vision needs to include more on cultural and recreational facilities
- Concern over the lack of past delivery of infrastructure to support development
- Not enough about renewable energy generation
- Vision should be encouraging development close to existing and planned transport and road infrastructure.

Issues facing Chelmsford when planning for growth (Chapter 5)

Housing

- Housing numbers should be driven by what infrastructure can be provided to support the houses. Significant investment in infrastructure will be needed
- There is a lack of information on how the OAN figure has been calculated
- Mixed views on whether there is a need to uplift the figure from 657dpa or if a 20% buffer should be added
- It is unclear what split of affordable, special needs, elderly and other specialist housing are within the overall OAN figure
- There is a need to provide housing that is affordable and for local residents
- The housing number seems to take precedent over everything else in the Plan, including the environment
- It is unclear if the 930dpa is a final figure or what further testing will be required, and when a final figure will be reached
- Mixed views over whether an uplift should take account of migration or demand from London.

Travellers

- Mixed views whether sites should be part of new development, isolated or alongside settled communities
- More authorised sites will reduce unauthorised sites in unwanted locations
- Concern over the way the number of pitches are calculated
- Need for permanent sites questioned as Travellers should be travelling
- Travellers should be involved themselves in finding sites.

Jobs

- Mixed views on whether jobs number too high or too low
- Housing affordability will create barrier to balancing jobs with homes
- Fewer jobs will reduce the need for more housing
- Focus should be on one job per person rather than new home
- Consideration needs to be given to impact from adjoining areas
- Infrastructure improvements crucial to deliver more jobs.

Retail

- Rise of on-line provision needs to be taken into account
- Importance of small and independent retailers for maintain vitality and choice
- Levels of parking at retail centres affects vitality.

Offices

- Need is overestimated as many empty offices or converted and technology advances will allow further reductions
- Parking levels will affect success of new offices
- New offices should be located at transport nodes and close to new homes.

Other

- Business types and working habits are changing resulting in less manufacturing, more automation
- Green Technology sectors should be encouraged
- Need for more flexible/affordable space for Small and Medium Enterprises, distribution and live/work
- Business locations should close to rail station, A12 and locations for new growth
- More office and retail needed in strategic locations for new growth
- Concern over loss of offices to residential
- There is a need to work with neighbouring Councils.

Highways and Transportation

- Locate new development close to existing or planned infrastructure
- Funding concerns over delivery of infrastructure
- Support for NE Chelmsford By-pass
- Significant objection to Western Relief Road

- Improvements need to A12 including Boreham Interchange
- Rail should be more fully used for freight
- Concerns over highway maintenance
- More parking needed in Central Chelmsford
- No reference to measures to reduce pollution from traffic.

Environment

- Strategic review of Green Belt needed
- Support for Green Wedges and Buffers
- New development will have a negative impact on the character and tranquillity of countryside especially in NW Chelmsford
- Focus for new development should be at lower grade land close to the A12 corridor.

Infrastructure

- Substantial cost of infrastructure will lead to new development not supported by necessary infrastructure
- Provision of infrastructure should be aligned with new development
- Necessary infrastructure should be provided both for new and existing residents
- Development locations should be selected where there is existing infrastructure capacity
- Inadequate infrastructure in NW Chelmsford with no capacity on A1060
- Rail should be more fully used for freight
- NE By-pass, Army and Navy Improvements and improved access to Broomfield Hospital needed
- No reference to gas supply or renewable energy
- Concerns over sewerage and waste water treatment capacity
- Concerns over future availability of school places
- Need for new community facilities including medium sized concert hall
- New policies should protect existing community facilities
- Improvements to broadband required.

Settlement Hierarchy

- Classification of hierarchy is inconsistent
- Concerns related to how Key Service Settlements and Service Settlements are defined
- Other factors such as character and population size should be used in the classification
- Settlements not identified should be recognised
- Separate classification needed for Chelmsford and South Woodham Ferrers.

How could future growth be accommodated? (Chapter 6)

Spatial Principles

- Strong support for all of the proposed Spatial Principles.

Spatial Options

- Option 1 is favoured as it is seen to be the most sustainable option which is most likely to be able to deliver the pieces of infrastructure required to support the growth identified
- Option 3 is considered to be the least popular as it would damage the character of the surrounding countryside and the rural community's way of life and the villages and rural areas do not have the services or infrastructure to support the growth set out in this option
- Option 1 appears to be more favoured, but there is also suggestion that parts of Option 2 could also be acceptable if Option 1 on its own does not deliver what is required
- Appropriate infrastructure for any growth needs to be included and in place as soon as possible. Particular concern in regards to traffic congestion and making development more sustainable through more appropriate and accessible public transport
- Confusion over the fact that each Option is proposed to provide the necessary infrastructure to support the growth in the areas suggested and not simply rely upon existing services an infrastructure currently available.

Alternative Spatial Options

- Support to locate majority of growth to east Chelmsford on A12 corridor where there is existing and planned infrastructure
- Development should be focused in NE Chelmsford close to new railway station
- Concerns that Options are not sufficiently different
- Boreham Airfield and Hammonds Farm should be considered as locations for development
- New settlement option should be investigated
- No large scale development in villages which will affect their character
- Development in villages could provide local needs housing and support services and facilities
- South/West Chelmsford should be considered to re-balance existing development requiring review of Green Belt
- Option to maximise public transport use.

Locations for development

- Development should be concentrated where infrastructure is more likely to be in place – Beaulieu Station and NE Bypass, major routes including A12, A130, A131, and A12
- Development should be focused on existing urban areas and major settlements to protect the character of the countryside, village character and environment
- Housing development should be close to employment areas
- Concern over the level of infrastructure currently in place and what would be needed to support the suggested levels of growth
- Concern over Villages losing their identity and being swallowed up by urban areas and large developments.

Alternative Locations for development

- New development should be located close to transport infrastructure, in particular the new rail station, A12 and A130
- Large new settlements should not be discounted
- The east and south of Chelmsford were predominantly identified as representing the best locations for development
- Development should be located on lower grade farmland.

Western Relief Road and Improvements to the A132

- New roads should be constructed before new development
- Potential Western Relief Road will divert resources from much needed NE By-pass
- Potential Western Relief Road will damage rural nature of West Chelmsford and separate communities
- General support for A132 Capacity Improvements
- Concerns over funding for A132 Capacity Improvements
- Need for co-operation between Chelmsford and Maldon Councils on delivery of A132 Capacity Improvements.

Discounting development in the Green Belt

- Significant support for discounting Green Belt option
- Potential to extend Green Belt to protect countryside
- Discounting Green Belt option has led to uneven growth of Chelmsford
- Limited support for Green Belt Review.

Planning Policy Issues (Chapter 7)

Other Policy Areas

- Climate change and environmental mitigation
- Protection of rural communities and environments
- Securing affordable housing
- Re-assessment of Green Belt.

Special Policy Areas (SPAs)

- Significant congestion at Broomfield Hospital, second access should be investigated
- Land associated with Writtle College should remain either for education or agriculture.

New Special Policy Areas (SPAs)

- RHS Hyde Hall Gardens
- Hylands Park
- Danbury Country Park
- Other areas suggested include areas with environmental designations.

Any other comments? (Chapter 8)

Things we have missed

- Impact on rural communities
- Lack of infrastructure
- Housing affordability
- Traffic congestion
- Flood risk
- Quality of life.

The Council also received a petition in from Mr Robert Barnard signed by 38 people. In summary this related to concern at the scale of growth proposed and the negative impact it would have on the road network and the countryside, with a specific objection to the Western Relief Road.

Chelmsford Local Plan

Issues and Options Feedback Report

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APPENDIX 1

CONSULTATION GUIDANCE NOTES

- Chelmsford Local Plan Issues and Options Local Plan
- Sustainability Appraisal (and Non-Technical Summary)
- Draft Statement of Community Involvement

Chelmsford City Council is inviting your comments on the Chelmsford Local Plan Issues and Options consultation document, its Sustainability Appraisal (and Non-Technical Summary) and a revised Statement of Community Involvement (SCI).

The City Council has published the Chelmsford Local Plan Issues and Options Consultation Document for consultation until 21 January 2016. It is accompanied by a Sustainability Appraisal (and Non-Technical Summary), as part of the consultation. This is in compliance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

The Sustainability Appraisal assess the options against a range of social, environment and economic indicators and helps to identify any significant effects.

The Council is also consulting on the Draft Statement of Community Involvement, which sets out how the Council will involve the community in plan making, and when considering planning applications.

This note has three parts:

- PART 1 - Where can I view the consultation documents?
- PART 2 - How can I comment?
- PART 3 – How will my comments be used?
- PART 4 – How to use the online Consultation Portal

The consultation period runs from 8.45am on 19 November 2015 until 4.45pm on 21 January 2016.
Comments received after this time cannot be accepted.

PART 1 - Where can I view the consultation documents?

You can read the consultation documents in the following ways:

- On the Council's consultation portal at http://consult.chelmsford.gov.uk/portal. This system also allows you to submit comments
- At the Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford (Monday to Friday 8.45am-4.45pm; 10am – 4.45pm on the last Wednesday of the month)
- At the South Woodham Ferrers Customer Service Centre, Chandlers Road, South Woodham Ferrers (Monday to Friday 8.45am-4.45pm)
- At the following libraries:

Broomfield Library, 180 Main Road	13.00-17.00 Mon & Thurs; 09:00-13:00 Wed & Sat
Chelmsford Library, Market Road	09.00-18.30 Mon to Fri; 09.00-17.30 Sat; 13.00-16.00 Sun
Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat
Galleywood Library, Watchouse Road	13.00-17.00 Tues & Fri; 09.00-13.00 Thurs & Sat
Great Baddow Library, 27 High Street	09.00-17.30 Mon, Weds, Thurs & Sat
North Melbourne Library, Dickens Plc	09.00-19.00 Tues, Fri & Sat
SWF Library, Trinity Square	09.00-19.00 Tues; 09.00-13.00 Weds; 09.00-18.00 Thurs & Fri; 09.00-17.00 Sat
Springfield Library, St Augustine's Way	10:00-16:00 Tues, Thurs, Fri and Sat
Stock Library, Swan Lane	14.00-18.00 Tues; 09.00-12.00 and 14.00-18.00 Thurs; 09.00-12.00 Sat
Writtle Library, 45 The Green	13.00-17.00 Tues & Thurs; 09.00-13.00 Wed & Sat
Billericay Library, High Street	09:00-17:00 Mon to Sat
Braintree Library, Fairfield Road	09:00-17:00 Mon to Sat
Hatfield Peverel Library, The Street	13:00-17:00 Tues & Thurs; 09:00-13:00 Weds & Sat
Ingatestone Library, High Street	13:00-17:00 Mon & Thurs; 09:00-13:00 Weds & Sat
Wickford Library, Market Road	09:00-17:00 Mon to Sat
Copies also available in the mobile library vehicle that covers Chelmsford City Area	

- At the following drop-in public exhibitions. These will provide an opportunity to meet an officer face-to-face unless otherwise stated. Please check our website www.chelmsford.gov.uk/new-local-plan for any changes to the timetable before making a special trip.

St Andrews Church Hall, Melbourne Avenue	Friday 20 November 2015	6pm-8pm
Little Waltham Village Hall	Tuesday 24 November 2015	2pm-4pm
High Chelmer Shopping Centre, Chelmsford	Thursday 26 November 2015	All day (staffed 10am-12pm and 2pm-4pm)
Springfield Parish Centre	Tuesday 1 December 2015	6pm-8pm

Broomfield Hospital	Wednesday 2 December 2015	11am-3pm
Outside Chelmsford Library (Remembrance Square area)	Friday 4 December 2015	All day (staffed 10am-12pm and 2pm-4pm)
Writtle Village Hall	Friday 4 December 2015	11am-1pm
Broomfield Village Hall	Wednesday 9 December 2015	6-8pm
Danbury Village Hall	Thursday 10 December 2015	11am-1pm
Boreham Village Hall	Thursday 10 December 2015	6pm-8pm
Sandon Village Hall	Friday 11 December 2015	6pm-8pm
High Chelmer Shopping Centre, Chelmsford	Monday 14 December 2015	All day (staffed 10am-12pm and 2pm-4pm)
Great Leighs Village Hall	Monday 14 December 2015	6pm-8pm
Woodham Ferrers Village Hall	Tuesday 15 December 2015	11am-1pm
Great Baddow Millennium Centre	Wednesday 16 December 2015	2pm-4pm
Ford End Village Hall	Friday 18 December 2015	11am-1pm
Great Waltham Village Hall	Monday 21 December 2015	11am-1pm
South Woodham Ferrers Village Hall	Monday 21 December 2015	6pm-8pm
Rettendon Memorial Hall	Thursday 7 January 2016	6pm-8pm
Bicknacre Village Hall	Friday 8 January 2016	11am-1pm
East Hanningfield Village Hall	Monday 11 January 2016	6pm-8pm

If you do not have access to a computer, you can request paper copies by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE. A charge may be made to cover printing and postage costs.

PART 2 - How can I comment?

You can comment on the consultation documents in the following ways:

Online

You can comment online at: http://consult.chelmsford.gov.uk/portal.
This is our preferred means of receiving comments as it ensures that your comments are recorded accurately and are processed quickly. This system also allows you to download the consultation documents and make comments.

In writing:

If you wish to respond in writing, please complete the specially designed response forms. This makes sure that we have all the correct information to register and process your comments and keep you informed.

Comment forms can be downloaded at www.chelmsford.gov.uk/new-local-plan or made available on request by telephoning (01245) 606330 or emailing planning.policy@chelmsford.gov.uk

Forms can be filled out electronically and emailed to planning.policy@chelmsford.gov.uk. Alternatively, forms can be filled in by hand and returned:

- By fax to (01245) 606642
- By post to Planning Policy, Chelmsford City Council, PO Box 7544, Civic Centre, Duke Street, Chelmsford, CM1 1XP
- By hand to Chelmsford City Council Customer Service Centre (details above)
- By hand to South Woodham Ferrers Customer Service Centre (details above).

Please ensure your comments reach us before the consultation deadline of 4.45pm on 21 January 2016. Late responses cannot be accepted.

PART 3 - How will my comments be used?

The Council will acknowledge receipt of your comments and fully consider them, although the Council will not enter into individual correspondence. Comments received will be published on the Council's consultation portal in accordance with the Data Protection Act. Your address and contact details will not be published.

If you are organising a petition or intend to, or have signed one it must be submitted by 4.45pm on 21 January 2016 and be accompanied by the name and contact details for the petition organiser. The Council will only register the petition organiser on its Local Plan consultation database. Acknowledgement of the petition and any future Local Plan notifications will only be sent to the petition organiser. The number of signatories will be recorded separately.

Following the consultation, a feedback report will be produced setting out the main issues raised to the document. Responses will be used to prepare the next versions of the documents. These will be:

- Chelmsford Local Plan Preferred Options
- Preferred Options Sustainability Appraisal (SA), and
- Final Statement of Community Involvement (SCI).

PART 4 – How to use the online Consultation Portal

You can view, download, and comment on all current consultations on the online Consultation Portal. If you have not already registered, registration is simple using the

easy to follow steps. Find the Consultation Portal at:
http://consult.chelmsford.gov.uk/portal

For more information on the Consultation Portal, including what to do if you have forgotten your user name or password, please visit:
www.chelmsford.gov.uk/consultation-portal-faqs

Essex Chronicle 19/11/2015
Chelmsford Weekly News 19/11/2015

CHELMSFORD CITY COUNCIL

CHELMSFORD LOCAL PLAN CONSULTATION

LOCAL PLAN ISSUES AND OPTIONS CONSULTATION DOCUMENT, SUSTAINABILITY APPRAISAL (AND NON-TECHNICAL SUMMARY) and DRAFT STATEMENT OF COMMUNITY INVOLVEMENT

Chelmsford City Council has published the Chelmsford Local Plan Issues and Options Consultation Document for consultation until 31 January 2016. It is accompanied by a Sustainability Appraisal (and Non-Technical Summary), as part of the consultation. This is in compliance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Chelmsford Local Plan will guide growth and development across Chelmsford City Council's area to 2036. It will identify land for new development for the provision of housing, jobs and schools as well as areas for protection. The new Local Plan will also include new policies to help determine planning applications. The Sustainability Appraisal assesses the options against a range of social, environment and economic indicators and helps to identify any significant effects.

Chelmsford City Council is also consulting on the Draft Statement of Community Involvement, which sets out how the Council will involve the community in plan making, and when considering planning applications.

The consultation runs from **09:45 on Thursday 19 November 2015 until 16:45 on Thursday 31 January 2016.**

You can view and comment on the consultation documents on the City Council's consultation portal at: http://consult.chelmsford.gov.uk/portal

Paper copies can be viewed at the following main City Council offices:

Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE Monday to Friday 08:45 to 16:45 (10:00 to 16:45 on the last Wednesday of the month)

South Woodham Ferrers Customer Service Centre, 9 Chandlers Way (behind the Town Court, South Woodham Ferrers, CM3 5TB Monday to Friday 08:45 to 16:45

Also at the following libraries:

Broomfield Library, 150 Main Road	13:00-17:00 Mon & Thurs; 09:00-19:00 Wed & Sat
Chelmsford Library, Market Road	09:00-18:00 Mon to Fri; 09:00-17:30 Sat; 10:00-16:00 Sun
Danbury Library, Main Road	13:00-17:00 Wed & Fri; 09:00-13:00 Thurs & Sat
Galleywood Library, Watchouse Road	13:00-17:00 Tues & Fri; 09:00-13:00 Thurs & Sat
Great Baddow Library, 97 High Street	09:00-17:30 Mon, Weds, Thurs & Sat
North Melbourne Library, Dickens Pl.	09:00-18:00 Tues, Fri & Sat
RWF Library, Trinity Square	09:00-13:00 Tues; 09:00-13:00 Weds; 09:00-18:00 Thurs & Fri; 09:00-17:00 Sat
Springfield Library, St Augustine's Way	10:00-18:00 Tues, Thurs, Fri and Sat
Stock Library, Rowan Lane	14:00-18:00 Tues; 09:00-13:00 and 14:00-18:00 Thurs; 09:00-12:00 Sat
Writtle Library, 45 The Green	13:00-17:00 Tues & Thurs; 09:00-13:00 Wed & Sat
Billericay Library, High Street	09:00-17:00 Mon to Sat
Braintree Library, Fairfield Road	09:00-17:00 Mon to Sat
Hatfield Peverel Library, The Street	13:00-17:00 Tues & Thurs; 09:00-12:00 Weds & Sat
Ingatestone Library, High Street	13:00-17:00 Mon & Thurs; 09:00-13:00 Weds & Sat
Wickford Library, Market Road	09:00-17:00 Mon to Sat
Copies also available in the mobile library vehicle that covers Chelmsford City Area	

A number of exhibitions will be held through the consultation period.

Please check our website for any changes before making a special trip: www.chelmsford.gov.uk/new-local-plan

St Andrews Church Hall, Melbourne Avenue	Fri 20 Nov 2015	15:00-20:00
Little Waltham Village Hall	Tues 24 Nov	14:00-18:00
High Chelmer Shopping Centre, Chelmsford	Thurs 26 Nov	All day (staffed 10:00-12:00 & 14:00-16:00)
Springfield Parish Centre	Tues 1 Dec	16:00-20:00
Broomfield Hospital	Weds 2 Dec	11:00-15:00
Outside Chelmsford Library (Reclamation Square area)	Fri 4 Dec	All day (staffed 10:00-12:00 & 14:00-16:00)
Writtle Village Hall	Fri 4 Dec	11:00-13:00
Broomfield Village Hall	Weds 9 Dec	16:00-20:00
Danbury Village Hall	Thurs 10 Dec	11:00-15:00
Boreham Village Hall	Thurs 10 Dec	16:00-20:00
Bandon Village Hall	Fri 11 Dec	14:00-20:00
High Chelmer Shopping Centre, Chelmsford	Mon 14 Dec	All day (staffed 10.00-12:00 & 14:00-16:00)
Great Leighs Village Hall	Mon 14 Dec	16:00-20:00
Woodham Ferrers Village Hall	Tues 15 Dec	11:00-14:00
Great Baddow Millennium Community Centre	Wed 16 Dec	14:00-18:00
Ford End Village Hall	Fri 18 Dec	11:00-15:00
Great Waltham Village Hall	Mon 21 Dec	11:00-15:00
South Woodham Ferrers Village Hall	Mon 21 Dec	16:00-20:00
Rettendon Memorial Hall	Thurs 7 Jan 2016	16:00-20:00
Bicknacre Village Hall	Fri 8 Jan	11:00-15:00
East Hanningfield Village Hall	Mon 11 Jan	16:00-20:00

If you do not have access to a computer, you can request paper copies by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE. A charge may be made to cover printing and postage costs. Comments can also be made by e-mail, post or telephone to these addresses.

All comments will be considered, published on the Council's consultation portal in accordance with the Data Protection Act, and used to inform the new Local Plan Preferred Options, Preferred Options Sustainability Appraisal, and final Statement of Community Involvement.

APPENDIX 3 Drop-in Exhibitions and Attendance

LOCATION	DATE	ATTENDANCE
St Andrews Church Hall, Melbourne Avenue	Friday 20 November 2015	19
Little Waltham Village Hall	Tuesday 24 November 2015	14
Anglia Ruskin University	Wednesday 25 November 2015	107
High Chelmer Shopping Centre, Chelmsford	Thursday 26 November 2015	105
Springfield Parish Centre	Tuesday 1 December 2015	13
Broomfield Hospital	Wednesday 2 December 2015	121
Outside Chelmsford Library	Friday 4 December 2015	71
Writtle Village Hall	Friday 4 December 2015	58
Writtle College	Wednesday 9 December 2015	17
Broomfield Village Hall	Wednesday 9 December 2015	54
Danbury Village Hall	Thursday 10 December 2015	96
Boreham Village Hall	Thursday 10 December 2015	36
Sandon Village Hall	Friday 11 December 2015	12
High Chelmer Shopping Centre, Chelmsford	Monday 14 December 2015	123
Great Leighs Village Hall	Monday 14 December 2015	92
Woodham Ferrers Village Hall	Tuesday 15 December 2015	21
Great Baddow Millennium Centre	Wednesday 16 December 2015	16
Ford End Village Hall	Friday 18 December 2015	47
Great Waltham Village Hall	Monday 21 December 2015	29
South Woodham Ferrers Village Hall	Monday 21 December 2015	65
Danbury Village Hall	Tuesday 5 January 2016	24
Rettendon Memorial Hall	Thursday 7 January 2016	59
Bicknacre Village Hall	Friday 8 January 2016	16
Newlands Spring Community Hall	Saturday 9 January 2016	82
East Hanningfield Village Hall	Monday 11 January 2016	37

APPENDIX 4
E-mail/Letter Text

Planning Policy
P.O. Box 7544, Civic Centre, Duke Street,
Chelmsford, Essex, CM1 1XP
Telephone: 01245 606330
Facsimile: 01245 606642

Date: 17 November 2015
Consultation PID Number:

Dear Consultee,

Re: Publication of Chelmsford Local Plan Issues and Options Consultation Document, its accompanying Sustainability Report (and Non-Technical Summary) and Draft Statement of Community Involvement

I am writing to you as a registered consultee on Chelmsford City Council's (CCC) Local Plan consultation database. Please be advised that CCC are publishing the above documents for consultation from: **8.45am on Thursday 19 November 2015 to 4.45pm on Thursday 21 January 2016** (this is a nine week consultation period, extended from the normal six weeks to take account of the Christmas period).

CCC is preparing a new Local Plan as the current one expires in 2021. This document will guide the growth and development that will need to be planned for across Chelmsford City Council's area to 2036.

The Council is seeking views on the first stage of preparation of the new Local Plan by publishing an Issues and Options consultation document. This sets out the main issues facing the area including the likely numbers of new homes and jobs to be provided and requirements for infrastructure. It also sets out three broad spatial options for where new growth could be located.

It is very important that the Local Plan promotes sustainable development. To support this objective, a Sustainability Appraisal has been undertaken to test the proposals in the Issues and Options consultation document. The Sustainability Appraisal together with a Non-Technical Summary will be published for consultation at the same time.

The Council is also seeking views on a draft Statement of Community Involvement (SCI). This consultation document sets out how the Council will involve the community in plan making and when considering planning applications.

How do I get involved?
From Thursday 19th November you can view and comment on the consultation documents at **http://consult.chelmsford.gov.uk/portal**. You will be asked to Login or Register before being able to comment but you can read the documents without registering.

Paper copies will also available for inspection during normal opening hours in local libraries, at the City Council's Customer Service Centre (at Duke Street, Chelmsford and Chandlers Way, South Woodham Ferrers) and at drop-in exhibitions to be held during the consultation period.

Paper copies will be available to purchase by emailing **planning.policy@chelmsford.gov.uk**, telephoning (01245) 606330 or by writing to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE. Responses can also be made in writing and returned to the above email or postal address. Specially designed response forms are available online at **www.chelmsford.gov.uk/new-local-plan**.

More details on how to get involved and a list of drop-in exhibitions can be found at **www.chelmsford.gov.uk/new-local-plan.**

Please note we are unable to accept anonymous representations. Any comments received after 4.45pm on 21 January 2016 cannot be accepted.

The Council will acknowledge receipt of your comments and fully consider them, although it will not enter into individual correspondence. Comments received will be published on the Council's consultation portal in accordance with the Data Protection Act. Responses will be used to prepare the next versions of the documents.

If you are able to receive further notifications via email or you wish to discuss any issue relating to the consultation, please telephone (01245) 606330. If you no longer wish to remain on our consultation database or if your contact details have changed please contact us or update your record at **http://consult.chelmsford.gov.uk/portal.**

Yours faithfully

Derek Stebbing

Planning Policy Manager

APPENDIX 5
E-mail and letter text
Citizens Panel/Youth Panel

Planning Policy
P.O. Box 7544, Civic Centre, Duke Street,
Chelmsford, Essex, CM1 1XP
Telephone: 01245 606330
Facsimile: 01245 606642

Date: XXXXXX

Dear XXXXXX

Re: Get involved with Planning Chelmsford's future

Have you wondered what homes, jobs and leisure facilities will be available in the future? As a Citizen Panel member, you now have a chance to help decide what happens.

Chelmsford City Council is preparing a new Local Plan, which is a planning document that will guide growth and development across its area until 2036. The City Council wants your views on the key issues facing Chelmsford and options for planning the City's future – including the amount and potential locations for new development of homes, jobs and other things such as schools, green spaces and public transport. These are set out in the first stage of Chelmsford's new Local Plan – called the Issues and Options document.

The new Local Plan must also be sustainable, so a Sustainability Appraisal has also been published alongside the Plan for consultation. The Council is also seeking views on how it will involve the whole community in local planning, through a draft Statement of Community Involvement (SCI).

We want your views!

This is your opportunity to have your say on planning the future of Chelmsford. The consultation runs from **8.45am on Thursday 19 November 2015 to 4.45pm on Thursday 21 January 2016**.

You will be able to read and comment on the documents at **http://consult.chelmsford.gov.uk/portal** (from 19 November). You will be asked to Login or Register before being able to comment but you can read the documents without registering.

Paper copies will also available to view during normal opening hours in local libraries, at the City Council's customer information centres and at a number of public drop-in exhibitions.

If you prefer, you can also make comments in writing to **planning.policy@chelmsford.gov.uk** or Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

More details on how to get involved and a list of drop-in exhibitions can be found at **www.chelmsford.gov.uk/new-local-plan.**

Please note that we can't accept anonymous representations – and any comments received after 4.45pm on 21 January 2016 won't be accepted.

What happens next?

The Council will thank you for your comments and publish them with your name on its consultation portal. Your contact details including address will not be published. All the comments received will be analysed and used to prepare the next versions of the documents.

If you have any questions about the consultation or would like more information, please contact us the Planning Policy team on (01245) 606330 or email **planning.policy@chelmsford.gov.uk.**

Yours

Help with planning Chelmsford's future

Chelmsford City Council is consulting on a new Local Plan, its Sustainability Appraisal and a Draft Statement of Community Involvement.

Have Your Say!

The consultation runs from
19th November 2015 until **4.45pm on Thursday 21st January 2016**
Read and comment on the documents at **http://consult.chelmsford.gov.uk/portal**

Visit a drop-in exhibition

St Andrews Church Hall, Melbourne Avenue
Friday 20 November 2015
6pm-8pm

Little Waltham Village Hall
Tuesday 24 November 2015
2pm-4pm

High Chelmer Shopping Centre, Chelmsford
Thursday 26 November 2015
All day
(staffed 10am-12pm and 2pm-4pm)

Springfield Parish Centre
Tuesday 1 December 2015
6pm-8pm

Broomfield Hospital
Wednesday 2 December 2015
11am-3pm

Outside Chelmsford Library (Remembrance Square area)
Friday 4 December 2015
All day
(staffed 10am-12pm & 2pm-4pm)

Writtle Village Hall
Friday 4 December 2015
11am-1pm

Broomfield Village Hall
Wednesday 9 December 2015
6pm-8pm

Danbury Village Hall
Thursday 10 December 2015
11am-1pm

Boreham Village Hall
Thursday 10 December 2015
6pm-8pm

Sandon Village Hall
Friday 11 December 2015
6pm-8pm

High Chelmer Shopping Centre, Chelmsford
Monday 14 December 2015
All day
(staffed 10am-12pm & 2pm-4pm)

Great Leighs Village Hall
Monday 14 December 2015
6pm-8pm

Woodham Ferrers Village Hall
Tuesday 15 December 2015
11am-1pm

Great Baddow Millennium Community Centre
Wednesday 16 December 2015
2pm-4pm

Ford End Village Hall
Friday 18 December 2015
11am-1pm

Great Waltham Village Hall
Monday 21 December 2015
11am-1pm

South Woodham Ferrers Village Hall
Monday 21 December 2015
6pm-8pm

Rettendon Memorial Hall
Thursday 7 January 2016
6pm-8pm

Bicknacre Village Hall
Friday 8 January 2016
11am-1pm

East Hanningfield Village Hall
Monday 11 January 2016
6pm-8pm

For more information visit:
www.chelmsford.gov.uk/new-local-plan
Telephone: 01245 606330
Email: planning.policy@chelmsford.gov.uk

Chelmsford Local Plan

Welcome

Thank you for visiting today.

The exhibition forms part of Chelmsford City Council's aim and desire to engage with as many people as possible in producing a new Local Plan to cater for our needs for development up to 2036.

The exhibition boards outline what is included in the Issues and Options Document and its supporting Sustainability Appraisal and set out how you can get involved.

Chelmsford Local Plan
Issues and Options Consultation
Summary Leaflet

NO DECISIONS HAVE YET BEEN TAKEN – THIS CONSULTATION FOCUSES ON ISSUES AND OPTIONS RATHER THAN SPECIFIC SITES AND POLICIES

The Issues and Options document covers a lot of topics and so the boards contain what we think are the headline matters of interest to most people.

When 'Chelmsford' is referred to in the document we mean the whole of the Council's area unless there is specific reference to the 'City' or 'Urban Area'.

This is the first stage of consultation in the preparation of the new Local Plan

This is your opportunity to view the issues the Council is facing and the options we consider are available to accommodate our future growth needs.

It is a consultation seeking your views before the Council moves on to consider Preferred Options. Please feel free to spend time reading the information available.

At venues where they attend, Council Officers are available to chat to you if you need clarification or help on what is in the Document or how to comment on it.

Please pick up a free summary leaflet at the end of your viewing. This gives further details of how to view and comment on the Consultation Document should you want to.

We hope you enjoy the exhibition and we look forward to your comments.

Chelmsford Local Plan

Issues and Options - some basics

What is a Local Plan?

A Local Plan is a document we have to produce by law.

It must be positive, justified, effective and consistent with Government National Planning Policy and Guidance.

The new Local Plan will address the needs and opportunities for future development growth in our area as well as protect the acknowledged needs and interests of existing communities. This includes new housing and employment alongside community facilities and supporting infrastructure. In addition, it will safeguard our environment, ensure new development is well designed and adapts to climate change. The new Local Plan will also provide the policies to make decisions on future planning applications.

Why do we need a new Local Plan if we already have one?

Chelmsford already has adopted Plans covering the whole of its area.

These however only cover the period up to 2021

These plans have been very successful and you can now see development literally coming out of the ground at Beaulieu, Channels, the former Marconi works, John Lewis development and St John's Hospital and many more.

What are we doing now?

The new Local Plan period will run until 2036 as National Policy seeks for plans to cover a 15 year period, to take account of longer term requirements.

Having no growth in Chelmsford cannot be an option. The Government continues to stress the need for housing growth in all areas and have stated that if Councils do not deliver this by way of a Local Plan then the Government could impose growth in that area. The new Local Plan is the opportunity for local communities to plan for how Chelmsford should grow and improve.

The Issues and Options Document

The document is divided into a number of key sections:

- Information on facts and figures about Chelmsford
- A Vision for the new Local Plan
- Issues facing Chelmsford when planning for growth
- How could future growth be accommodated?
- Planning policy issues.

Our Vision and the issues facing us

What is a Local Plan?

A vision for the new Local Plan
Above all else, the new Local Plan will build on the successes of previous Plans, and will achieve positive benefits, in the form of new homes, new jobs, new shops and new sports and recreational facilities, whilst securing new infrastructure that serves everybody who lives and works within our communities.

Central themes of that vision

- Protect the Green Belt and Green Wedges
- Meet housing needs, provide jobs, improve the retail, leisure and sport, and green spaces offer
- Develop and improve transport
- Make the most of our rivers and waterways
- Deliver new infrastructure and quality in all developments.

Issues facing Chelmsford when planning for growth

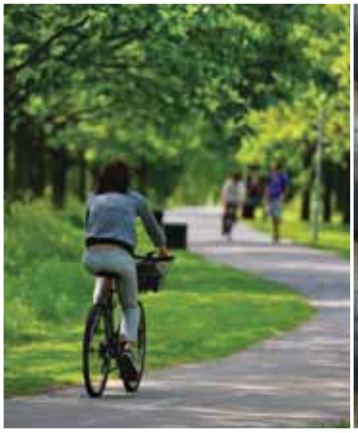
- How will we achieve sustainable development and growth?
- How many new homes need to be provided?
- How many new jobs need to be provided?
- How will people get around?
- How will we protect the environment?
- What else is needed to support new development?
- What are the different types of settlements in our area?
- What are the different types of sites or locations to accommodate growth?

These issues are wide ranging but must be addressed as we go forward. We would welcome your views on how we are looking to deal with them as set out on the next boards.

What are the Spatial Principles?

These are important factors that we propose could be used to guide further growth:

- Maximise the use of brownfield land for development
- Continue the renewal of Chelmsford's City Centre and Urban Area
- Protect the Green Belt
- Locate development at well-connected sustainable locations
- Protect the river valleys by defining Green Wedges
- Respect the character of the existing settlement pattern including the potential designation of Green Buffers
- Protect the character and value of important landscapes, heritage and biodiversity
- Ensure new development is deliverable and can be built within the Plan period
- Ensure that new development is served by necessary infrastructure.



Growth - why, how much and where?

The new Local Plan must be based on relevant up to date evidence on the economic, social and environmental characteristics of our area.

We have been working on a number of essential studies to inform these matters – these and more to come will form what is called the evidence base. From these we have to assess our options for growth.

There are two key areas:

How many homes?

- An assessment of our housing market area has concluded we share one with Braintree, Colchester and Tendring
- An independent assessment of our housing needs concludes that to 2036 we basically need to provide 775 homes a year
- In case the final target of homes is higher we are testing in this consultation 930 homes per year. This could mean up to 14,000 new homes by 2036.

How many new jobs?

Our latest evidence shows that nearly 900 new jobs could be needed every year until 2036 to help sustain the local economy. These jobs could be in a wide range of different employment sectors.

What else is needed to support this new growth?

The document sets out indicative infrastructure requirements related to each potential location - this could include new roads and transport, schools, healthcare and community facilities, recreation and leisure, flood protection and utilities.

Where could growth be located?

We think that brownfield land can only accommodate up to 2,500 homes by 2036. This leaves around 11,500 new homes that will have to be built on greenfield (undeveloped) land. Development outside the current built-up areas will be inevitable.

What have we discounted at this stage?

- New growth in the Green Belt
- A large free standing new settlement

What are the options for consultations?

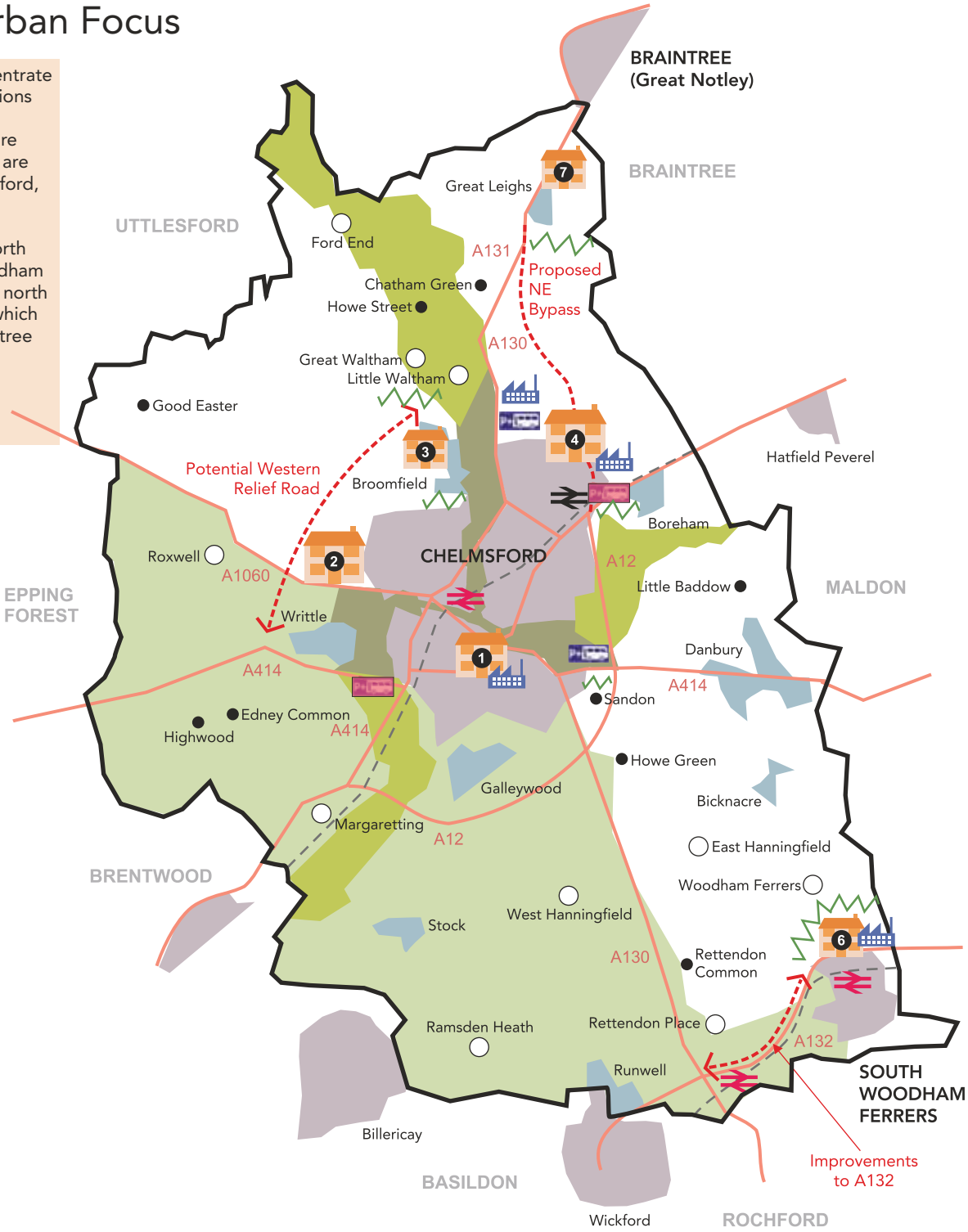
The consultation document presents three options for accommodating growth in line with the proposed Spatial Principles

Option 1 Urban Focus
Option 2 Urban Focus and Growth on Key Transport Corridors
Option 3 Urban Focus and Growth in Key Villages

The consultation does not identify a preferred option or identify specific sites for development. These decisions will be taken later on as the Local Plan progresses.

Option 1 - Urban Focus

This option seeks to concentrate new development at locations within and/or close to the existing urban areas that are within Chelmsford. These are the urban areas of Chelmsford, where the majority of new development would be planned, on land to the north of the town of South Woodham Ferrers and on land to the north and east of Great Leighs which is two miles south of Braintree and which would provide linkages to development planned in Braintree District.



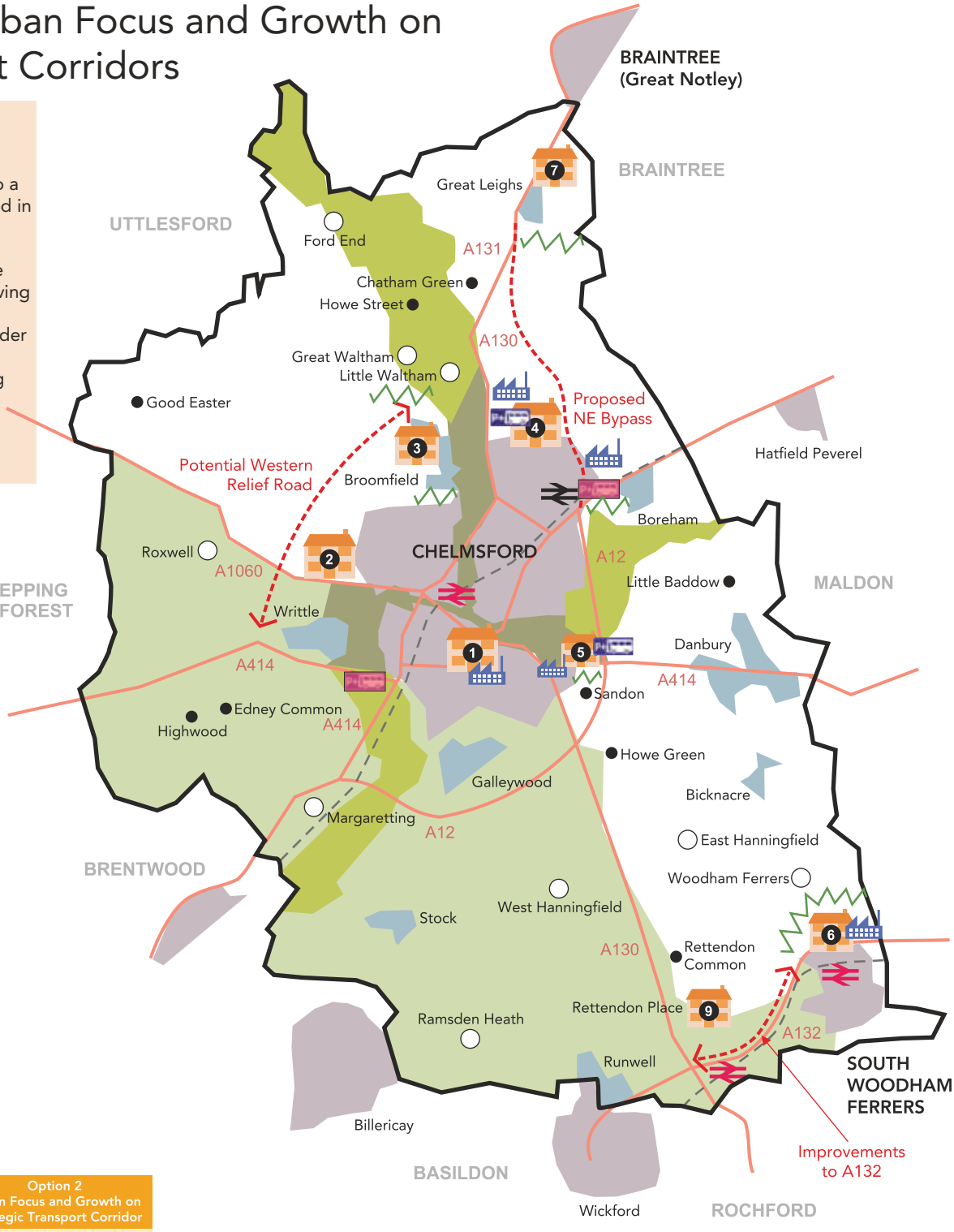
Locations		Option 1 Urban Focus	
1	Chelmsford Urban Area	2,500	Office 4,000 sqm Food Retail 11,500 sqm
2	West Chelmsford	3,000	
3	North Chelmsford (Broomfield)	1,500	
4	North East Chelmsford	3,000	Office/ High Tech Business Parks 45,000 sqm
6	North South Woodham Ferrers	2,000	Office 1,000 sqm Food Retail 1,900 sqm
7	Great Leighs	2,000	
	Totals	**14,000**	**Office - 50,000 sqm** **Food Retail 13,400 sqm**

- Potential Strategic Employment Location
- Potential Housing Location
- Green Belt
- Green Wedge
- Potential Green Wedge Extension
- Potential Green Buffer
- City / Town
- Key Service Settlement
- Service Settlement
- Small Settlement
- Proposed Rail Station
- Rail Station
- Railway Line
- Proposed Park and Ride
- Park and Ride
- Major Roads

Chelmsford Local Plan

Option 2 - Urban Focus and Growth on Key Transport Corridors

This option also promotes development at locations within and/or close to the existing urban areas, but to a lesser extent than contained in Option 1. The remaining development would be planned at locations on the key transport corridors serving the district, notably the A130/A131 and A132 in order to maximise the locational opportunities of sites along those corridors and to enhance the ability to secure further transportation benefits.



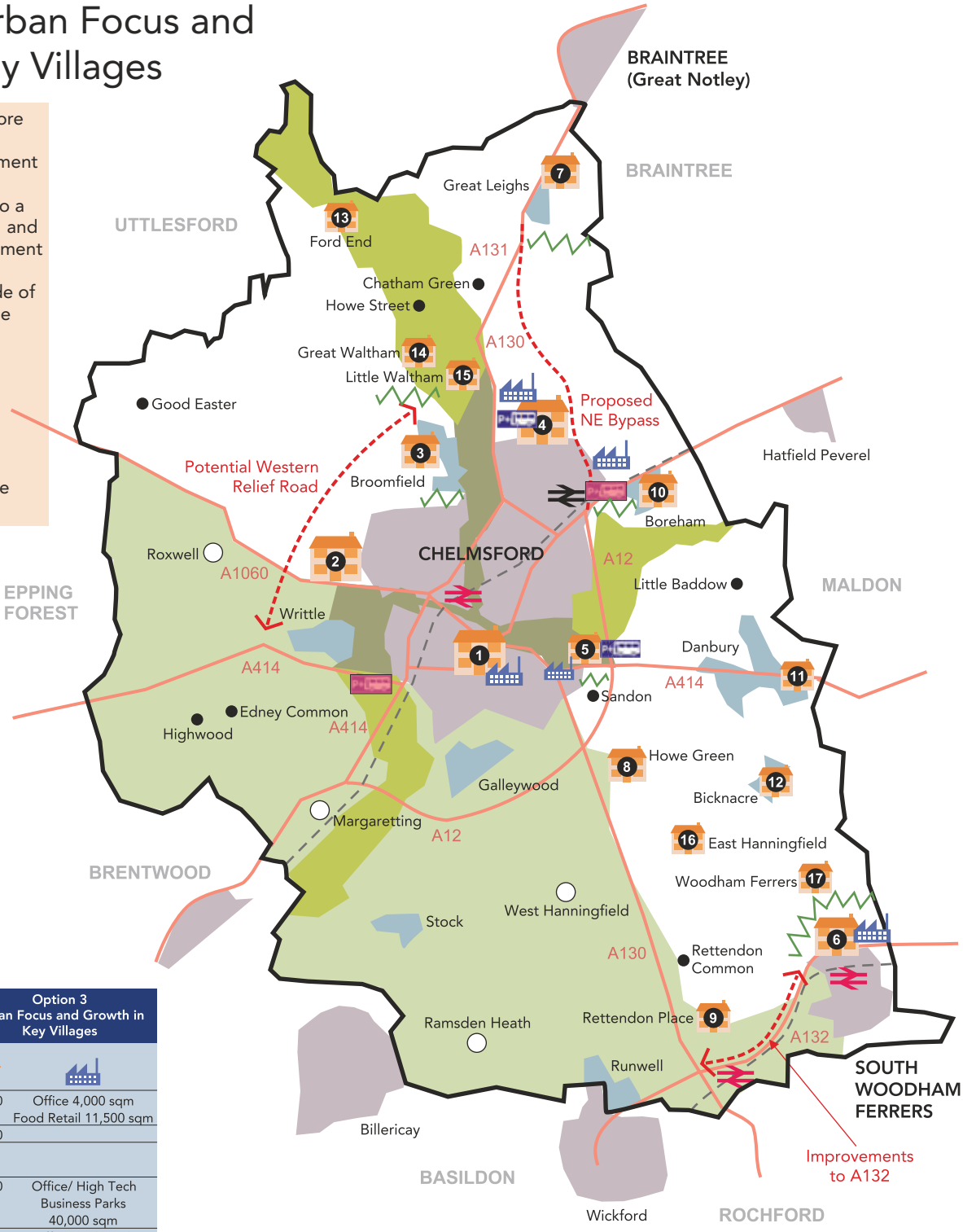
Locations		Option 2 Urban Focus and Growth on Strategic Transport Corridor	
		Potential Housing Location	Potential Strategic Employment Location
1	Chelmsford Urban Area	2,500	Office 4,000 sqm Food Retail 11,500 sqm
2	West Chelmsford	2,500	
3	North Chelmsford (Broomfield)	1,250	
4	North East Chelmsford	2,500	Office/ High Tech Business Parks 40,000 sqm
5	East Chelmsford (East of Great Baddow)	750	Office/High Tech Business Park 5,000 sqm
6	North South Woodham Ferrers	1,750	Office 1,000 sqm Food Retail 1,900 sqm
7	Great Leighs	1,500	
9	Rettendon Place	1,250	
	Totals	**14,000**	**Office - 50,000 sqm Food Retail 13,400 sqm**

- Potential Strategic Employment Location
- Potential Housing Location
- Green Belt
- Green Wedge
- Potential Green Wedge Extension
- Potential Green Buffer
- City / Town
- Key Service Settlement
- Service Settlement
- Small Settlement
- Proposed Rail Station
- Rail Station
- Railway Line
- Proposed Park and Ride
- Park and Ride
- Major Roads

Chelmsford Local Plan

Option 3 - Urban Focus and Growth in Key Villages

This option promotes a more dispersed approach to planning for new development within and/or close to the existing urban areas, but to a lesser scale that Options 1 and 2. The remaining development would be planned at the Service Settlements outside of the Green Belt that provide existing local services and facilities which includes Boreham, Danbury and Bicknacre and other locations where new development could provide new services and facilities, such as Howe Green.



Locations		Option 3 Urban Focus and Growth in Key Villages	
1	Chelmsford Urban Area	2,500	Office 4,000 sqm Food Retail 11,500 sqm
2	West Chelmsford	2,250	
3	North Chelmsford (Broomfield)	750	
4	North East Chelmsford	2,250	Office/ High Tech Business Parks 40,000 sqm
5	East Chelmsford (East of Great Baddow)	500	Office/High Tech Business Park 5,000 sqm
6	North South Woodham Ferrers	1,250	Office 1,000 sqm Food Retail 1,900 sqm
7	Great Leighs	1,000	
8	Howe Green	800	
9	Rettendon Place	*	
10	Boreham	800	
11	Danbury	100	
12	Bicknacre	100	
13	Ford End	*	
14	Great Waltham	*	
15	Little Waltham	*	
16	East Hanningfield	*	
17	Woodham Ferrers	*	
	Totals	**14,000**	**Office - 50,000 sqm** **Food Retail 13,400 sqm**

* In Option 3 the 1,700 new homes identified in total for locations 13 to 17 also includes location 9 (Rettendon Place).

- Potential Strategic Employment Location
- Potential Housing Location
- Green Belt
- Green Wedge
- Potential Green Wedge Extension
- Potential Green Buffer
- City / Town
- Key Service Settlement
- Service Settlement
- Small Settlement
- Proposed Rail Station
- Rail Station
- Railway Line
- Proposed Park and Ride
- Park and Ride
- Major Roads

Chelmsford Local Plan

Other consultations

The Sustainability Appraisal

It is very important that the Local Plan promotes sustainable development. To support this objective, an independent Sustainability Appraisal has been undertaken to test the proposals in the Issues and Options consultation.

This assesses the potential social, economic and environmental effects of the document. It advises on ways in which any identified adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised.

A definition of sustainable development is to enable people to meet their needs without compromising the ability of future generations to meet their own needs.

Draft Statement of Community Involvement 2015

The Council is also consulting on revisions to our existing Statement of Community Involvement (SCI). This sets out our approach to involving the community and interested parties on local planning matters.

How to comment

Commenting on the Issues and Options Document and Sustainability Appraisal

Please pick up and take away the Local Plan and Sustainability Appraisal summary leaflets which provide details of how you can get copies of the documents and/or make comments to us.

We strongly encourage you to view and comment on line at **http://consult.chelmsford.gov.uk/portal.** The leaflets explain how you do this.

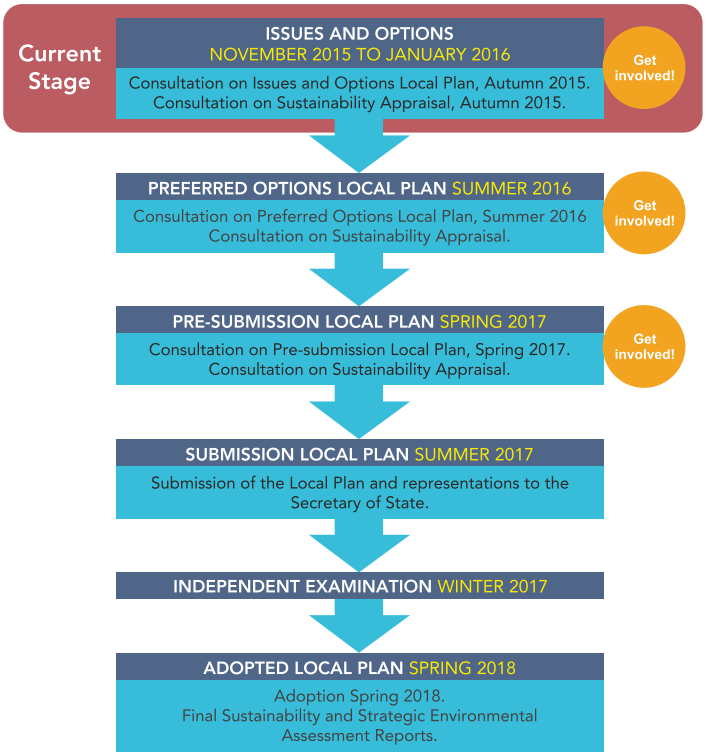
Why **should I** get involved?

What happens next?

The Council will consider all the consultation responses received alongside further studies, the findings of the sustainability appraisal and national planning policy to develop preferred options and specific proposals for sites.

This will be set out in a Preferred Options Local Plan that will be published for public consultation in Summer 2016.

The key stages in the new Local Plan preparation and the planned timetable are:



All COMMENTS MUST BE RECEIVED BY 4.45 pm Thursday 21 January 2016

Chelmsford City Council

Chelmsford Local Plan
Issues and Options Consultation
Summary Leaflet

Planning for the future

Chelmsford City Council is preparing a new Local Plan as the current one expires in 2021. Once approved, this Plan will guide growth and development across Chelmsford City Council's area to 2036.

This Issues and Options consultation document is the first stage of consultation. It highlights a number of important issues that will need to be considered including numbers of new homes and jobs, and requirements for infrastructure. It also explores broad locations for new growth but does not identify specific sites for development. The consultation is designed to stimulate debate and discussion.

A Vision for the new Local Plan

The consultation considers a vision for the future development of Chelmsford. It suggests that above all else, the new Local Plan will build on the successes of previous Plans, and will achieve positive benefits, in the form of new homes, new jobs, new shops and new sports and recreational facilities, whilst securing new infrastructure that serves everybody who lives and works within our communities.

Issues facing Chelmsford when planning for growth

New homes needed by 2036 - Around **14,000 new homes** could be accommodated by 2036 to meet future housing needs. However, further testing will be needed before an actual housing target is agreed.

New jobs needed by 2036 - Nearly **900 new jobs** could be needed every year until 2036 to help sustain the local economy.

The consultation considers how to promote sustainable transport, walking and cycling and focus significant development in locations that are or will become sustainable. Options are included for new and improved transport infrastructure to support new growth and to ensure that Chelmsford remains an attractive location for its residents, businesses and visitors.

It also considers how best to protect and enhance Chelmsford's rich natural and built environment whilst at the same time plan for sustainable growth, and the infrastructure which may be needed to support new development.

Chelmsford Local Plan

How could future growth be accommodated?

The consultation explores where future development growth could be accommodated, using a set of **Spatial Principles**. This leads to three **Spatial Options** for where growth could be located. These options all reflect the Spatial Principles to propose 14,000 new homes and 13,000 new jobs by 2036.

We know that brownfield land can only accommodate up to 2,500 homes by 2036. This leaves around 11,500 new homes that will have to be built on greenfield (undeveloped) land.

Option 1 Urban Focus

Option 2 Urban Focus and Growth on Key Transport Corridors

Option 3 Urban Focus and Growth in Key Villages

The following plans provide an illustrative representation of each of the Spatial Options.

The consultation does not identify a preferred option or identify specific sites for development. These decisions will be taken later on as the Local Plan progresses. The Council welcomes your views on the Spatial Options and whether others or a mix of all three options should be considered.

What is the Sustainability Appraisal?

It is very important that the Local Plan promotes sustainable development. To support this objective, a Sustainability Appraisal has been undertaken, by independent consultants, to test the proposals. The Sustainability Appraisal (and a Non-Technical Summary) are also published for consultation.

Potential Strategic Employment Location
Potential Housing Location
Green Belt
Green Wedge
Potential Green Wedge Extension
Potential Green Buffer
City / Town
Key Service Settlement
Service Settlement
Small Settlement
Proposed Rail Station
Rail Station
Railway Line
Proposed Park and Ride
Park and Ride
Major Roads

Option 1

Locations		Option 1 Urban Focus		Option 2 Urban Focus and Growth on Strategic Transport Corridor		Option 3 Urban Focus and Growth in Key Villages	
1	Chelmsford Urban Area	2,500	Office 4,000 sqm Food Retail 11,500 sqm	2,500	Office 4,000 sqm Food Retail 11,500 sqm	2,500	Office 4,000 sqm Food Retail 11,500 sqm
2	West Chelmsford	3,000		2,500		2,250	
3	North Chelmsford (Broomfield)	1,500		1,250		750	
4	North East Chelmsford	3,000	Office/ High Tech Business Parks 45,000 sqm	2,500	Office/ High Tech Business Parks 40,000 sqm	2,250	Office/ High Tech Business Parks 40,000 sqm
5	East Chelmsford (East of Great Baddow)			750	Office/High Tech Business Park 5,000 sqm	500	Office/High Tech Business Park 5,000 sqm
6	North South Woodham Ferrers	2,000	Office 1,000 sqm Food Retail 1,900 sqm	1,750	Office 1,000 sqm Food Retail 1,900 sqm	1,250	Office 1,000 sqm Food Retail 1,900 sqm
7	Great Leighs	2,000		1,500		1,000	
8	Howe Green					800	
9	Rettendon Place			1,250		*	
10	Boreham					800	
11	Danbury					100	
12	Bicknacre					100	
13	Ford End					*	
14	Great Waltham					*	
15	Little Waltham					*	
16	East Hanningfield					*	
17	Woodham Ferrers					*	
	TOTALS	**14,000**	**Office - 50,000 sqm Food Retail 13,400 sqm**	**14,000**	**Office - 50,000 sqm Food Retail 13,400 sqm**	**14,000**	**Office - 50,000 sqm Food Retail 13,400 sqm**

* In Option 3 the 1,700 new homes identified in total for locations 13 to 17 also includes location 9 (Rettendon Place).

Option 2

Option 3

How can I get involved?

You can view and comment on the documents online at **http://consult.chelmsford.gov.uk/portal** This is the Council's preferred way of receiving comments as it ensures they are recorded accurately and are processed quickly.

The consultation documents are also available in local libraries, City Council Customer Service Centres and at drop-in exhibitions. If you wish to respond in writing, please complete a specially designed response form or write to:

Planning Policy
Chelmsford City Council
PO Box 7544
Civic Centre
Duke Street
Chelmsford
CM1 1XP

The consultation is open from:
8.45am on Thursday 19 November 2015 to 4.45pm Thursday 21 January 2016.

We are unable to accept anonymous comments and your name and comments will be published after the consultation finishes.

For more information on how to respond and a list of drop-in exhibitions please visit:
www.chelmsford.gov.uk/new-local-plan

What happens next?

The Council will consider all the consultation responses received alongside further studies, the findings of the sustainability appraisal and national planning policy to develop preferred options and specific proposals for sites. This will be set out in a Preferred Options Local Plan that will be published for public consultation in Summer 2016.

Draft Statement of Community Involvement 2015 - Consultation

The Council is also consulting on a draft Statement of Community Involvement (SCI). This sets out how the Council will involve the community in plan making and when considering planning applications. You can view and comment on the draft SCI in the same way as the Issues and Options document.

This publication is available in alternative formats including Braille, large print, audio and other languages.

Please call 01245 606330
Minicom 01245 606444

For more information visit:
www.chelmsford.gov.uk/new-local-plan
Telephone: 01245 606330
Email: planning.policy@chelmsford.gov.uk

Chelmsford City Council

Chelmsford Local Plan

Chelmsford City Council is preparing a new Local Plan. This will set out where new development will take place up to 2036.

Chelmsford Local Plan

Find out more at
www.chelmsford.gov.uk/new-local-plan
Get involved by registering at
http://consult.chelmsford.gov.uk/portal

APPENDIX 6e

New Local Plan coming soon - Get involved now!

Chelmsford City Council is preparing a new Local Plan. This will set out where new development will take place up to 2036, including land for new homes, jobs, schools and shops. It will also identify areas to be protected from development, such as open spaces and sites important for wildlife.

The new Local Plan will cover the whole of the Chelmsford area, so will help shape the future of the city centre as well as your local area. It is important that local communities, interested people and groups get involved and have their say on the new Local Plan. To make this happen, a number of public consultations will take place.

Consultations coming soon include:

- Possible options for future housing and economic growth
- How the City Council intends to engage with the community throughout the Local Plan preparation process

To register your interest and to view current consultations taking place, visit http://consult.chelmsford.gov.uk/portal
More information can be found at:
www.chelmsford.gov.uk/planningpolicy
or by calling 01245 606330

Chelmsford Local Plan

Why should I get involved?

Part A - General information that is relevant to all Parish / Town Councils

Chelmsford's planning consultations - get involved!

Do you want to have a say on where new homes should be built, how your local area could be improved and where new services and facilities are provided across Chelmsford?

Do you want a say on how Chelmsford City Council will involve the community on local planning matters?

This opportunity is your's by getting involved with new planning consultations – a Local Plan Issues and Options document, its Sustainability Appraisal (and Non-Technical Summary) and Draft Statement of Community Involvement.

Issues and Options Consultation Document

Chelmsford City Council is preparing a new Local Plan as the current one ends in 2021. This document will guide the growth and development across Chelmsford City Council's area to 2036. It is important that local communities, interested people and groups get involved and have their say on the new Local Plan. To make this happen, a number of public consultations will take place.

The consultation will outline the main issues facing the area including numbers of new homes and jobs that need to be planned for, and requirements for infrastructure such as schools and roads. It will also set out three potential spatial options for where new growth that is needed could take place.

Sustainability Appraisal (and Non-Technical Summary)

The Sustainability Appraisal assesses the issues and options in the Local Plan against a range of social, environmental and economic indicators and helps to identify all the likely significant effects. The Sustainability Appraisal advises on ways in which any adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised. This helps to ensure that the emerging policies, plans and allocations in the Local Plan are promoting sustainable development.

Draft Statement of Community Involvement (SCI)

This document sets out how Chelmsford City Council will engage and consult on planning applications and its Local Plan-making process. Once approved, it will replace the Council's current SCI.

How do I find out more?

You can view and comment on the Local Plan Issues and Options consultation document, its accompanying Sustainability Appraisal (and Non-Technical Summary) and the draft Statement of Community Involvement at http://consult.chelmsford.gov.uk/portal (**from 8.45am on 19 November until 4.45pm on 21 January 2016**). This is an easy way to view and comment and we strongly encourage you to use it. You can also read the consultation documents during normal opening hours in local libraries and at the City Council's Customer Service Centres (at Duke Street, Chelmsford and Chandlers Way, South Woodham Ferrers).

Paper copies will be available to purchase by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE. Responses can also be made in writing and returned to the above email or postal address. Specially designed response forms are available online at www.chelmsford.gov.uk/new-local-plan.

More details on how to get involved and a list of drop-in public exhibitions can be found at www.chelmsford.gov.uk/new-local-plan.

Part B - Optional text

Does the Local Plan Issues and Options consultation document identify new development in the Unparished Area of Chelmsford?

The consultation document identifies Chelmsford City's existing Urban Area as a potential area of search for 2,500 new homes, 11,500 sqm of food retail floorspace and 4,000 sqm of additional office floorspace. This is called location 1 in the consultation document.

Does the Local Plan Issues and Options consultation document identify new development around Boreham Parish?

The consultation document identifies east of Boreham as a potential area of search for 800 new homes under spatial option 3. This is called location 10 in the consultation document. It also identifies north east of Springfield beyond the existing developments at Beaulieu and Channels for between 2,250 and 3,000 new homes and business parks (spatial options 1, 2 and 3, location 4).

Does the Local Plan Issues and Options consultation document identify new development around Broomfield Parish?

The consultation document identifies west and north Broomfield as a potential area of search for between 750 and 1,500 new homes. This is discussed under all three

spatial options and is called location 3 in the consultation document. It also identifies north east of Springfield beyond the existing developments at Beaulieu and Channels for between 2,250 and 3,000 new homes and business parks (spatial options 1, 2 and 3, location 4). A potential Western Relief Road is identified as an indicative infrastructure requirement.

Does the Local Plan Issues and Options consultation document identify new development around Chignal Parish?

No new housing or employment growth is identified in Chignal Parish. North of Roxwell Road (A1060) and west of Chignal Road is identified as a potential area of search for between 2,250 and 3,000 new homes. This is discussed under all three spatial options and is called location 2 in the consultation document. A potential Western Relief Road is identified as an indicative infrastructure requirement to support new development.

Does the Local Plan Issues and Options consultation document identify new development around Danbury Parish?

The consultation document identifies east of Danbury as a potential area of search for 100 new homes under spatial option 3. This is called location 11 in the consultation document.

Does the Local Plan Issues and Options consultation document identify new development around East Hanningfield Parish?

The consultation document identifies East Hanningfield as a potential area of search for a share of 1,700 new homes under spatial option 3. This is called location 16 in the consultation document.

Does the Local Plan Issues and Options consultation document identify new development around Galleywood Parish?

No new housing or employment growth is identified in Galleywood Parish. The consultation document identifies south of Howe Green as a potential area of search for 800 new homes under spatial option 3. This is called location 8 in the consultation document.

Does the Local Plan Issues and Options consultation document identify new development around Good Easter Parish?

No new housing or employment growth is identified in Good Easter Parish.

Does the Local Plan Issues and Options consultation document identify new development around Great Baddow Parish?

The consultation document identifies east of Great Baddow to the north of Maldon Road (A414) as a potential area of search for between 500 and 750 new homes. This is discussed under spatial options 2 and 3 and is called location 5 in the consultation document.

Does the Local Plan Issues and Options consultation document identify new development around Great & Little Leighs Parish?

The consultation document identifies north and east of Great Leighs as a potential area of search for between 1,000 and 2,000 new homes. This is discussed under all three spatial options and is called location 7 in the consultation document.

Does the Local Plan Issues and Options consultation document identify new development around Great Waltham Parish?

The consultation document identifies Ford End and Great Waltham as potential areas of search for a share of 1,700 new homes under spatial option 3. These are called locations 13 and 14 in the consultation document. It also identifies west and north of Broomfield as a potential area of search for between 750 and 1,500 new homes. This is discussed under all three spatial options and is called location 3 in the consultation document.

Does the Local Plan Issues and Options consultation document identify new development around Highwood Parish?

No new housing or employment growth is identified in Highwood Parish. A potential Western Relief Road is identified as an indicative infrastructure requirement to support new development.

Does the Local Plan Issues and Options consultation document identify new development around Little Baddow Parish?

No new housing or employment growth is identified in Little Baddow Parish.

Does the Local Plan Issues and Options consultation document identify new development around Little Waltham Parish?

The consultation document identifies Little Waltham as a potential area of search for a share of 1,700 new homes under spatial option 3. This is called location 15 in the consultation document. It also identifies north east of Springfield beyond the existing developments at Beaulieu and Channels for between 2,250 and 3,000 new homes and business parks (spatial options 1, 2 and 3, location 4).

Does the Local Plan Issues and Options consultation document identify new development around Margaretting Parish?

No new housing or employment growth is identified in Margaretting Parish.

Does the Local Plan Issues and Options consultation document identify new development around Mashbury Parish?

No new housing or employment growth is identified in Mashbury Parish.

Does the Local Plan Issues and Options consultation document identify new development around Pleshey Parish?

No new housing or employment growth is identified in Pleshey Parish.

Does the Local Plan Issues and Options consultation document identify new development around Rettendon Parish?

The consultation document identifies east and north of Rettendon Place as a potential area of search 1,250 new homes under spatial option 2 and a share of 1,700 new homes under spatial option 3. This is called location 9 in the consultation document. Improvements to the A132 are identified as an indicative infrastructure requirement to support new development.

Does the Local Plan Issues and Options consultation document identify new development around Roxwell Parish?

No new housing or employment growth is identified in Roxwell Parish. A potential Western Relief Road is identified as an indicative infrastructure requirement to support new development.

Does the Local Plan Issues and Options consultation document identify new development around Runwell Parish?

No new housing or employment growth is identified in Runwell Parish. Improvements to the A132 are identified as an indicative infrastructure requirement to support new development.

Does the Local Plan Issues and Options consultation document identify new development around Sandon Parish?

The consultation document identifies south of Howe Green as a potential area of search 800 new homes under spatial option 3. This is called location 8 in the consultation document.

The consultation document identifies east of Great Baddow to the north of Maldon Road (A414) as a potential area of search for between 750 and 500 new homes. This is discussed under spatial options 2 and 3 and is called location 5 in the consultation document.

Does the Local Plan Issues and Options consultation document identify new development around South Hanningfield Parish?

No new housing or employment growth is identified in South Hanningfield Parish.

Does the Local Plan Issues and Options consultation document identify new development around South Woodham Ferrers?

The consultation document identifies north of the existing Urban Area of South Woodham Ferrers as a potential area of search for between 1,250 and 2,000 new

homes, 1,000 sqm floorspace for offices and 1,900 sqm floorspace for food retail. This is discussed under spatial options 1, 2 and 3 and is called location 6 in the consultation document. Improvements to the A132 are identified as an indicative infrastructure requirement to support new development.

Does the Local Plan Issues and Options consultation document identify new development around Springfield Parish?

The consultation document identifies north east of Springfield beyond the existing developments at Beaulieu and Channels as an area of search for between 2,250 and 3,000 new homes and business parks. This is discussed under spatial options 1, 2 and 3 and is called location 4 in the consultation document.

Does the Local Plan Issues and Options consultation document identify new development around Stock Parish?

No new housing or employment growth is identified in Stock Parish.

Does the Local Plan Issues and Options consultation document identify new development around West Hanningfield Parish?

No new housing or employment growth is identified in West Hanningfield Parish.

Does the Local Plan Issues and Options consultation document identify new development around Woodham Ferrers and Bicknacre Parish?

The consultation document identifies east and west of Bicknacre as a potential area of search for 100 new homes under spatial option 3. This is called location 12 in the consultation document. It also identifies Woodham Ferrers as a potential area of search for a share of 1,700 new homes under spatial option 3. This is called location 17 in the consultation document.

North of the existing Urban Area of South Woodham Ferrers is shown as a potential area of search for between 1,250 and 2,000 new homes, 1,000 sqm floorspace for offices and 1,900 sqm floorspace for food retail. This is discussed under spatial options 1, 2 and 3 and is called location 6.

Does the Local Plan Issues and Options consultation document identify new development around Writtle Parish?

North of Roxwell Road (A1060) and west of Chignal Road is identified as a potential area of search for between 2,250 and 3,000 new homes. This is discussed under all three spatial options and is called location 2 in the consultation document. A potential Western Relief Road is identified as an indicative infrastructure requirement to support new development.

APPENDIX 6g

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New Local Plan coming soon

The first stage of Chelmsford City Council's new Local Plan, Issues and Options, will be considered at Development Policy Committee on Thursday 5 November. If approved, a nine week formal public consultation period will run from Thursday 19 November 2015 to Thursday 21 January 2016.

When completed the new Local Plan will set out where new development will take place up to 2036, including land for new homes, jobs, schools and shops. It will also identify areas to be protected from development, such as open spaces and sites important for wildlife.

The Plan will cover the whole of the Chelmsford area, so will help shape the future of the city centre as well as your local area.

It is important that local communities, interested people and groups get involved and have their say on the new Local Plan. There are plenty of opportunities to get involved with a number of public consultations and exhibitions taking place. Consultations coming soon include:

• Possible options for future housing and economic growth which are outlined in the Issues and Options Local Plan.
• How the City Council intends to engage with the community throughout the Local Plan preparation process.

Chelmsford City Council's Cabinet Member for Planning & Economic Development, Councillor Neil Gulliver, said: "Chelmsford needs to continue to grow sustainably to ensure there are enough houses and jobs for our community supported by relevant infrastructure, ensuring that Chelmsford remains an attractive place to live, visit and work."

To register your interest, get involved and to view current consultations taking place, please visit http://consult.chelmsford.gov.uk/portal (http://consult.chelmsford.gov.uk/portal). More information can be found at www.chelmsford.gov.uk/planningpolicy (http://www.chelmsford.gov.uk/planningpolicy) or by calling 01245 603330.

Tuesday 27 October 2015

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Get involved with planning Chelmsford's future

Chelmsford City Council is preparing a new Local Plan as the current one expires in 2021. This document will guide the growth and development across Chelmsford City Council's area up until 2036.

The Council is consulting on the first stage of this new Plan by publishing an Issues and Options document. This sets out what the Council sees as the main issues facing the area including the numbers of new homes and jobs, and requirements for infrastructure.

The document also sets out three possible options where growth could take place. Chelmsford City Council will be running drop-in exhibitions throughout the consultation period across Chelmsford for the public to engage with the new Local Plan. The consultation will run from 8.45am on Thursday 19 November 2015 to 4.45pm on Thursday 21 January 2016.

The consultation documents will be available to view at http://consult.chelmsford.gov.uk/portal (http://consult.chelmsford.gov.uk/portal) and during normal opening hours from local libraries and the City Council's main offices. There will also be opportunities to view the documents at a number of drop-in public exhibitions. These include exhibitions at High Chelmer Shopping Centre, Chelmsford on Thursday 26 November and Monday 14 December 2015. These will run all day but be staffed from10am-12pm and 2pm-4pm.

Cabinet Member of Planning & Economic Development, Councillor Neil Gulliver, said, "The City Council is delighted to launch the first of three public consultations on a new Local Plan. We encourage as many people as possible take up this opportunity to help shape the future of Chelmsford and submit their comments by Thursday 21 January 2016."

The Council is also consulting on a draft Statement of Community Involvement, which sets out how the Council will involve the community in plan making, and when considering planning applications.

For more information visit www.chelmsford.gov.uk/new-local-plan (http://www.chelmsford.gov.uk/new-local-plan), call 01245 606330 or email planning.policy@chelmsford.gov.uk (mailto:planning.policy@chelmsford.gov.uk).

6 November 2015

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REMINDER: Get involved with planning Chelmsford's future

Consultation on Chelmsford City Council's new Local Plan closes at 4.45pm on Thursday 21 January. The final plan will guide the growth and development across Chelmsford City Council's area up until 2036.

This consultation – the Issues and Options – is the first stage of preparation of a new plan. It sets out what the Council sees as the main issues facing the area including the numbers of new homes and jobs, and requirements for infrastructure. The document also sets out three possible options where growth could take place.

Don't forget to have your say by 4.45pm on Thursday 21 January.
The consultation documents can be viewed at http://consult.chelmsford.gov.uk/portal and during normal opening hours at local libraries and Chelmsford City Council's main offices.

The new Local Plan must be sustainable, so a Sustainability Appraisal has also been published alongside the Plan for consultation. The Council is also seeking views on how it will involve the whole community in local planning including plan making and planning applications, through a draft Statement of Community Involvement (SCI).

Chelmsford City Council will consider all the consultation responses received alongside further studies, the findings of the Sustainability Appraisal and national planning policy to develop preferred options and specific proposals for sites. This will be set out in a Preferred Options Local Plan that will be published for public consultation in Summer 2016.

For more information visit www.chelmsford.gov.uk/new-local-plan, call 01245 606330 or email planning.policy@chelmsford.gov.uk

14 January 2016

Chelmsford Local Plan

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APPENDIX 7

Local Plan Issues and Options Consultation

Presentation to YMCA Young Carers Group and staff, Saturday 12 December 2015

Comments/ Questions

- Make secondary schools in NW Chelmsford easier to walk to and/or provide more secondary schools in this area
- Provide more car parking in Chelmsford – existing are often full with long queues to get into
- Car parking in Chelmsford is too expensive
- Traffic is a major problem – roads are too busy, it takes too long to drive in Chelmsford
- Build more Park & Ride sites – existing are often too busy and only suitable if you live that side of Chelmsford
- Improve bus services – frequency and reliability especially on a Sunday
- Provide more sheltered public spaces
- Provide more cycle routes
- Provide places for inspiration and creativity e.g. for writers
- Make sure Chelmsford provides jobs and homes for people in the future.

Presentation to YMCA Social Acknowledgement Group and staff, Tuesday 12 January 2016

This group is aimed at young people aged 8-11.

Comments/ Questions

- Need more affordable homes for local people – it is hard for people to get onto the housing ladder and out of rented accommodation
- What about an Olly Murs merchandise shop
- Need more indoor play centres – what about an indoor trampoline park like Jump Street
- Chelmsford should have a Zoo
- Improve public transport including getting more reliable and regular bus services. Bus services are also too expensive which puts people off using them
- More Park & Ride sites with dedicated bus lanes are a good idea
- More parks and sports facilities including 3G, 4G and artificial football pitches
- Bring back the Walk-In Doctors at Springfield
- Create more walking routes through Chelmsford City Centre
- Create more cycle paths
- Roads, traffic and parking are major problems – the City Centre and main roads in and out are too busy.

APPENDIX 8—LIST OF ORGANISATIONS CONSULTED

The Council notified in excess of 3,200 contacts registered on its Consultation Portal. This included the specific and general contacts listed below, and members of the public who are not listed.

02 Airwave
3 - Community
4 D Designs
A & P Designs Ltd (Chelwater)
A B Designs
A D James Ltd
A Dunn & Son
A J Gunn
A J Porter
A R Consortium
A S Planning
A.R. Property Designs Ltd.
Abbess, Beauchamp & Berners Roding Parish Council
Abellio Greater Anglia
ABS Essex Ltd
Access Energy Solutions Ltd
Accord Energy Limited
Acorus (Suffolk)
Active Workspace Ltd
Advanced Sustainable Homes
Aedas Architects Ltd
Age UK Essex
Aggregate Industries UK Ltd
Alan Shaw Architects
Aldi Stores Ltd
Alex Baldwin Architects
Alun Design Consultancy
Ambassador Design Associates
AMEC Earth & Environmental
American Express Conferences & Incentives
Andrew Davison Architect
Andrew Day Arboricultural Consultancy
Andrew Kellock Architects
Andrew Martin Associates
Andrew Martin Planning Limited
Andrew Pipe Associates
Andrew Stevenson Associates
Andrew Wing
Angel Stores
Anglia Design Services (Bicknacre)
Anglia Ruskin University
Anglian Home Improvements (Norwich)
Anglian Water Services Ltd
Anglian Windows Ltd.
Ann Nicholson Associates
Annabel Brown Architects
Anthony G James RIBA
Aquila Holdings Ltd
Aquila EHS ltd
ARBTEC
Arcady Architects
Architect Limited
Architectural Design And Plan
Argents Nursery
Arriva The Shires and Essex
Asda Stores Limited
ASP Planning and Development Consultancy
Atkins Ltd
Atkins Telecom
AVS Services
AWG Property Ltd
B A E System Property
B&Q Properties Limited
BAE Systems
Bakers Lane Action Group
Bandrun Properties Limited
Barber Casanovas Ruffles Ltd
Barefoot And Gilles (Suffolk)
Barker & Associates
Barking & Dagenham CCG
Barnston Parish Council
Barratt Eastern Counties
Barrie Whitley Associates
Barry Hills & Sons Ltd
Bartlett (Chelmsford) Tree Experts
Barton Willmore
Basildon & Brentwood CCG
Basildon Borough Council
BBC Essex
Beacon Planning Ltd
Bellway Homes Ltd
Bellwinch Homes
Bennetts BMW Specialists
Beresfords Commercial
Berkeley Strategic
Bermac Estates and Frogmore Developments Ltd
Bernard Le Claire and Osiris Trustees Ltd
Bidwells
Billericay Town Council
Black Notley Parish Council
Blackmore, Hook End & Wyatts Green Parish Council
Bloor Homes Eastern (BHE)
Blythewood Properties
BMD Architects
BNP Paribas Real Estate
Bolton Farms
Boreham Conservation Society
Boreham Parish Council
Bovis Homes Ltd
Bowler Energy LLP
Boxford (Suffolk) Holdings Ltd
Boyer Planning
Braintree District Council
Braxted Homes
Breley Design Limited
Brentwood Borough Council
Brett Group
British Energy Generation Limited
British Nuclear Fuels
British Toilet Association
Broadacres Ltd
Brockley Road Body Works Ltd
Brookshire Investments Ltd
Broomfield Parish Council
Broomfield Primary School
Broxbourne Borough Council
Bryan Reeve Associates
Bryant Homes
BSKYB Telecommunication Services Ltd
BT National Notice Handling Centre
BT Openreach, Southend ATE
Building Research Establishment
Burnett Planning
Burywood Property Consultants
C L H Pipeline System Ltd
C L Reed Architectural Design
C Millard
C.G.L.O. Association
Campaign for Real Ale Limited
Campaign for the Protection of Rural Essex
Capita Symonds
Capital Property & Construction Consultants
Carillion Plc
Carter Jonas Planning
Cass Associates
Castle Point & Rochford CCG
Castle Point Council
CBG Consulting
CCC Liberal Democrats
CEMEX
Centrica Barry/ Generation/ KL/ PB/ RPS LTD
Centrica Storage Ltd
CERA (Chignal Estate Residents Association)
CgMs Consulting
CH Building Designs
CH Jones (KeyGas) Ltd
Changing Chelmsford
Charles Nash Design & Management Services
Chartered Architect
CHBC Architects Ltd
Chelmer & Blackwater Navigation Co Ltd

Chelmer Housing Partnership
Chelmer Investments Ltd
Chelmer Residents Forum
Chelmsford & Mid-Essex RETHINK Carers' Support Group
Chelmsford and District Model Railway Club
Chelmsford Area Access Group
Chelmsford Auctions Ltd
Chelmsford Biodiversity Forum
Chelmsford Business Forum
Chelmsford Canoe Club
Chelmsford Car Auctions
Chelmsford City Centre Retailers Group
Chelmsford City Football Club
Chelmsford Civic Society
Chelmsford College
Chelmsford Community Transport Limited
Chelmsford Commuters & Rail Travellers
Chelmsford CVS
Chelmsford Cycling Action Group
Chelmsford Diocese Board of Finance
Chelmsford Gospel Hall Trust
Chelmsford Liberal Party
Chelmsford Mencap
Chelmsford NAG
Chelmsford Retirement Action Group
Chelmsford Rugby Football Club
Chelmsford Safety Supplies
Chelmsford Social Club Ltd
Chelmsford Star Co-operative Society Ltd
Chelmsford Taxi Association Limited
Chelmsford Theatre Workshop
Chelsteen Homes
Chignal Estate Resident Association
Chignal Parish Council
Chris Marten Architectural Services
Chris Tivey Associates
Christian Care
Christian Growth Centre Chelmsford
Church of Our Lady Immaculate
Churchmanor Estates Co Plc
Churchward Design & Surveying Services
Citi Design
Citizens Advice Bureau
Civil Aviation Authority
CJH Farming
Claridge Architects
Clark Partnership
Clear Designs Ltd
Cliff Walsingham & Company
Cliffords Group Ltd and Chelmsford Land Ltd
Cliffords Ltd
Clive Adams Associates Ltd
Coal Pension Properties Ltd
Code for Considerate Constructors
Cofathec Heatsave Ltd
Cogent Land LLP
Colchester Borough Council
Cold Norton Parish Council
Colliers CRE
Colliers International
Colne Housing Society Ltd
Colt Technology Services
Commercial Estates Group
Confederation of Passenger Transport UK (Hedingham/Chambers)
Connexions & Careers Chelmsford
Contract Natural Gas Ltd
Cool Heat Services
Copthorn Homes Limited
Corona Energy Retail 4 Ltd
Coryton Energy Company Ltd/ Rocksavage Power Company Ltd
Cosign UK
Countryside Properties PLC
Countryside Zest LLP
Countrywide Farmers Plc
CP Construction Consultants LLP
CPREssex
Craintern Ltd
Crest Nicholson (Eastern) Limited
Crondon Park Golf & Country Club
Crouch Vale Brewery Ltd
Croudace Homes
Crown Energy Ltd
Cunningham Edwards Partnership
D Chennells Ltd
D F Clark Bionomique Ltd
D J W Architectural Design Ltd
D W Feeney Contractors Ltd
Dale Associates
Danbury Mission
Danbury Parish Council
Data Energy Management Services Ltd
David Lock Associates
David Wood Architects
DB Schenker Rail UK Ltd
Deeside Power Development Company Ltd
Defence Infrastructure Organisation
Denis Tyson Associates
Department for Communities and Local Government
Department for Constitutional Affairs
Department for Education and Skills
Department for Transport
Department of Trade and Industry
Des Ager Design Consultant
Design & Plan
Design Council CABE
Design Service
DevPlan UK
DHA GROUP
Diageo Pension Trust Ltd
Diocese of Chelmsford
Disabilities Trust
Disability Essex
Disability Rights Commission
DLP Planning Ltd
DMH Stallard
Dobbs Development Limited
Dolphin Property Group Ltd
Dove Jeffery Homes Ltd
Dovetail Architects Ltd
Downes Planning Partnership
Dragon City
Drivers Jonas
DSB Property Designs
DTI
DWS Bodyworks
E & M Design
E J Spencer
E.ON UK Plc
E2V Technologies (UK) Ltd
East Hanningfield Parish Council
East Herts District Council
East Thames
Eastern Approaches Investments Ltd
Ecotricity
EDF Energy
Edward Gittins & Associates
Edward Parsley Associates Ltd
Elim Christian Centre
Elim International
Elwell Taylor Chartered Surveyors
Energy Data Company Ltd
Energy Environment and Sustainability Group
Enfield CCG
ENI UK Ltd
Environment Agency
Epping Forest District Council
Esposito Mclean Architectural Consultants Ltd (Fordham)
Essex & Suffolk Water Plc
Essex Ambulance Service NHS Trust
Essex and Suffolk Water PLC
Essex Architecture & Planning
Essex ARG
Essex Association of Local Councils
Essex Audi Automotive Group
Essex Biodiversity Project
Essex Bridleways Association
Essex Chamber of Commerce
Essex Chronicle Media Group
Essex County Council
Essex County Cricket Club
Essex County Fire and Rescue Service
Essex County Showground Group Ltd
Essex FM
Essex Gardens Trust
Essex Heritage Properties Limited
Essex Herts Air Ambulance Trust
Essex Police
Essex Record Office
Essex Squash & Racketball Association
Essex Waterways Ltd

Essex Wildlife Trust
Essex Wildlife Trust Biological Records Centre
Estuary Design Ltd
Estuary Housing Association
Everett Newlyn
Evolution Town Planning
Evolve Architecture & Planning Ltd
Eyott Sailing Club
Fairview New Homes Ltd
Family Mosaic
Farleigh Hospice
Federation of Small Business
Felsted Parish Council
Fenn Wright
First Choice Residential Lettings
First Essex Buses Ltd
Fisher German
Fisher Property
Flagship Housing Group Ltd
Flaternity Residents Association
Flitch Green Parish Council
Football Association
Ford End Village Hall Management Committee
Forestry Commission England
Form Architecture Ltd
Foster Partnership Farms
Framptons
Freetricity Plc
Freightliner
Friends, Families and Travellers and Traveller Law Reform Project
Fusion Online Limited
G H Chartered Surveyors
G.T.C/Utility Grid Installations
Galleywood Equestrian Ltd
Galleywood Parish Council
Galliford Try Partnership Ltd
Garratt Associates
GB Partnerships
GBA Designs Ltd
Genesis Housing Group
Geoffrey Reeve Architect
George F Johnson Associates
George Wimpey (East London) Ltd
PRUPIM
GL Hearn
Gladman Developments
Global Utility Connections
Glynn Williams
Going Places Leisure Travel Ltd
Good Easter Parish Council
Good Easter Village Hall
Good Energy Ltd
Graham Care Group
Grangewood Brentwood Ltd
Granville Group
Gray & Sons Ltd and Boxford Group Ltd
Great & Little Leighs Parish Council
Great and Little Leighs VDS
Great Baddow High School
Great Baddow Parish Council
Great Leighs Holdings & Estates Limited
Great Waltham Parish Council
Greater London Authority
Green Planning Studio Ltd
Greenwood Estates Ltd
Gregory Gray Associates
GRS Financial Consultants Ltd
GS Design To Build (G Budwal)
GVA Grimley
GWR Radio Services
H M Prison Service
H R Philpot & Son (Gt Hayes) Ltd
H Rippon
Hackney Carriage Association
Hallam Land Management Ltd
Halliday West Ltd.
Hamilton Bentley & Partners
Hammonds Estates LLP
Hanson Aggregates Ltd & Threadneedle Pensions Ltd
Hanson Readymix Concrete
Hanson UK
Hantech (UK) Ltd
Harlequin Ltd
Harlow District Council
Harris Lamb
Hartbrights
Hastoe Housing Association
Hatfield Peverel Parish Council
Havering CCG
Havering London Borough
Hawkstone Properties Plc
Heart of Essex Local Enterprise Partnership
Help The Aged
Heritage Writtle
Hertfordshire County Council
Herts Property Investments Limited
Higgins Homes PLC
High Chelmer Shopping Centre
High Easter Parish Council
High Ongar Parish Council
Highways England
Highwood Parish Council
Highwood Village Hall
Hills Building Group
Historic England
HJL Planning
Home Builders Federation
Home Group
Home Office
Homes and Communities Agency
Homes for Homeless
Hopkins Homes
House Of Commons
Housebuilders Consortium
Howe Green Community Association
Huggins Bromage Ferguson
Hullbridge Parish Council
Humber Power / Regional Power Generators Ltd
Hylands School
Iceni Homes
Iceni Projects
Ideas Hub
Indigo Planning
Ingatestone & Fryerning Parish Council
Ingatestone Village Design Statement
Ingleton Wood (Billericay)
Inland Homes PLC
Interoute Communications Ltd
Invent-ID Ltd
J & A Lyon
J & H Properties (Chelmsford) Ltd
J & T Wardrop and the Wardrop Trust
J Matthews Trust
J. Aron & Company
James Development Co Ltd
JB Planning Associates Ltd
JCN Associates Ltd
JCN Design Ltd
Jim Everitt Consultancy Services
JLL
John Edwards Associates
John Finch Partnership
John Henry Keene Memorial Homes
John James Associates
Johnstruct Engineering Ltd
J's Hospice
JSP Chartered Town Planners
JWF Hughes Mid-Essex Gravel + MJ Peters
Kay Pilsbury Architects
Keeble Brothers
Keeran Designs Ltd
Kensington and Edinburgh Estates
Kier Property and Gleeson Strategic Land
Kier Residential Ltd
King Edward Gramar School
Kings Hardware Ltd
Kings Road/North Avenue Community Action Group
Kirkwells Town Planning Consultants
Kitewood Estates Ltd
KJM Design And Planning Services
K-Line (London) Ltd
KM Consulting
Knight Developments Ltd
L C Lyster 1973 Settlement
Lambert Smith Hampton
Land Use Consultants
Langford & Ulting Parish Council
Langford Associates
LARMAR ENGINEERING
Lasalle Investment Management
Last & Tricker Partnership
Lattice LNG
Leith Planning Limited
Levvel Ltd

LFC Insurance Group
LIDL
Linda S Russell Solicitors
Little Baddow Conservation Society
Little Baddow Parish Council
Little Dunmow Parish Council
Little Waltham Parish Council
Lloyd Stewart
Lloyds Bank SF Nominees Ltd
Lodge Coaches
London Borough of Barking and Dagenham
London Borough of Enfield
London Borough of Redbridge
London Borough of Waltham Forest
London Energy PLC
London Gypsy and Traveller Unit
M J Robertson Tree Services
M Scott Properties
mabbplanning
Mace Ltd
Macquarie Bank Ltd
Maldon District Council
Marconi Plaza Residents Association
Margaret Roding Parish Council
Margaretting Parish Council
Marine Management Organisation
Marishal Thompson Group
Martyn Pattie Architects
Mashbury Parish Council
Matthew Homes Ltd
Maypole Press & Publishing Co
McCarthy & Stone Retirement Lifestyles Ltd
MCD
McDonald's Restaurants
MDR Development Ltd
Meadows Shopping Centre
Medical Services Danbury Ltd
Melville Dunbar Associates
Meridian Strategic Land Ltd
Messrs Cottey
Messrs Tom and James Hirst
Metropolis pd
MHC Guardian House Limited
Michael Howard Homes
Mid Essex CCG
Mid Essex Gravel Pits (Chelmsford) Ltd
Mid Essex Hospital Services NHS Trust
Mid Essex Primary Care Trust
Mid-Essex Hospitals
Mid-Essex Plans & Drawing Service
MIND
Ministry of Justice
Miscoe Enterprises Ltd
MJT Securities Limited
Moat Housing Group
Mobile Broadband Network Limited
Mobile Operators Association
Modece Architects
Monal Utilities Ltd
Mono Consultants
Montagu Evans
Moody Homes Ltd
Mossman Dec'd Will Trust
Moulsham First
Moulsham High School
Moulsham Junior School
Moulsham Mill Partnership & WH Marriage & Sons
Mountnessing Parish Council
Mulberry Design & Build
Munday & Cramer
Muscular Dystrophy Campaign
N Clark Welding & Fabrication
Nabbotts County Infants School
National Federation of Gypsy Liaison Groups
National Grid
National Grid/Overhead Power Lines
National Trust
Natural England
Neos Networks
Network Rail
New Connections to EDF
New Hall School
Newlands Spring Residents Association
NGB Essex Angling
NGB Essex Athletics
NGB Essex Badmiton
NGB Essex Baseball/softball
NGB Essex Basketball
NGB Essex Boccia
NGB Essex Bowls
NGB Essex Boxing
NGB Essex Canoeing
NGB Essex Cricket
NGB Essex Cycling
NGB Essex Dodgeball
NGB Essex EDMP
NGB Essex Equestrian
NGB Essex Fencing
NGB Essex Football
NGB Essex Golf
NGB Essex Gymnastics
NGB Essex Handball
NGB Essex Handballball
NGB Essex Hockey
NGB Essex Judo
NGB Essex Lacrosse
NGB Essex Movement and Dance
NGB Essex Netball
NGB Essex Orienteering
NGB Essex Petanque
NGB Essex Rounders
NGB Essex Rowing
NGB Essex Rugby League
NGB Essex Rugby Union
NGB Essex Sailing
NGB Essex Squash
NGB Essex Swimming
NGB Essex Table Tennis
NGB Essex Tennis
NGB Essex Triathlon
NGB Essex Volleyball
NGB Essex Youth Dance England
NHS England
NHS Mid Essex
NHS Property Services Ltd
NHS South East and South West Essex
NIBS Buses
Nicholas Taylor and Associates
Nigel Chapman Associates
NO PRISON IN RUNWELL Action Group
North East Essex CCG
North Essex Partnership NHS Foundation Trust
Northern Trust
O2 UK
Oakland Group
Office of Rail Regulation
Rettendon Site Leaseholders Association
Opus Energy Ltd
Our Lady Immaculate R C Primary Schoool
P A Scott Associates
P L Messenger
Parkway and Town Centre Neighbourhood Action Panel
Passivhaushomes
Paul Shelley Limited
PBBC Consulting Ltd
Pegasus Planning Group
Pelham Homes Limited
Perryfields County Infants School
Persimmon Homes (Essex) Ltd
Persimmon Special Projects and Taylor Wimpey Ltd
Peter J Hamilton & Associates
Peter Jacob Architect
Phase 2 Planning and Development Ltd
Phil Boddy Construction
Pigeon Investment Management
Plan Services
Plan Smart
Plan To Extend
Planning Potential
Planware Ltd
Plater Claiborne Architecture & Design
Pleshey Parish Council
Pocknell Studio
Police and Crime Commissioner for Essex
Pomery Planning Consultants
Portchester Planning
Premier Homes
Prestige Pianos
Primary Lifeline First Aid & Emergency Training
Prime Oak Buildings Ltd (Swindon)
Printech Circuit Laboratories Ltd

ProAct Community Resource Centre
PS Planning & Design
Ptarmigan Group and Chelmsford Land Ltd
Purleigh Parish Council
Quadrillion Construction Ltd
Quilter Savill Associates
R Kemball
R WEN Power
Ramsden Bellhouse Parish Council
Ramsden Crays Parish Council
Rapleys LLP
Rawreth Parish Council
Ray Chapman Associates
Rayleigh Town Council
Rayne Parish Council
RCCE
RD Consulting
Redbridge CCG
Redrow Homes (Eastern) Ltd
Regal Busways
Resting Places Limited
Rettendon Common Residents Association
Rettendon Parish Council
Revo Design Limited
Richard Edward Associates
Richard F Gill & Associates
Richborough Estates
Road Haulage Association
Robert Brett & Sons Ltd
Robert Dewar Associates
Robert Hutson Architects
Robinson & Hall LLP
Rochford District Council
Rosehart Properties Ltd
Ross & James Fenwick
Roxwell Parish Council
Royal Haskoning
Royal London Asset Management
Royal Mail Group
Royal National Lifeboat Institution
Royal Society For Protection of Birds
RPS Planning
RSP Design
RSPCA
Rubicon West Plc
Rugby Football Union
Runwell Parish Council
Rural Community Council of Essex
RVL Properties Ltd
RWH Properties Limited
S A Mynard Limited
S B Papineni
S R Signs Limited
Sainsbury's Supermarkets Ltd
Sandon Parish Council
Saville Foley LLP
Savills PLC
Scandia-Hus Ltd
Scott & Jaques
Scott Brownrigg
Scottish & Southern Energy Pipelines
Scottish Hydro Electric
Seaboard Powerlink Ltd
Shire Consulting
Shirley Smith & Co
Shotgate Parish Council
Simon Associates
Skanska Infrastructure Services
SK Architects Ltd
Slough Estates Plc
Smart Planning
Smith & Metson Architects
Smithbrights Butchers
Smiths Environmental Products Ltd
Somerfield Stores Ltd
South Anglia (Circle)
South East LEP
South Hanningfield Parish Council
South Woodham Ferrers Town Council
Southend CCG
Southend-on-Sea Borough Council
Southern Electric
SP PowerSystems
Space Design Consultants
Spaceward Limited
Spacia/Network Rail
Sport England
Springboard Housing Association ltd
Springfield Parish Council
Springfields Planning & Development
SSA Planning Ltd
SSE Pipelines Ltd
St Augustine's Catholic Church
St Mary's Church Great Baddow
Standard Life Investments
The Chelmsford Meadows Limited Partnership
Stanley Bragg Partnership Ltd
Stephen Egerton Associates
Stephenson's of Essex Ltd
Stock Parish Council
Stonebond Properties Ltd
Stow Maries Parish Council
Strutt & Parker (Farms) Ltd
Strutt & Parker LLP
Sustrans
Swan Housing Association
SWEB Energy Ltd
Sworders
T G Vanner Chartered Architect
T M A Chartered Surveyors
Tan Stand Tanning Centre
Taylor & Company
Taylor Wimpey Developments Ltd
TDH Estates Ltd
Telecom Plus PLC
Tendring District Council
Terence O'Rourke
Terling and Fairstead Parish Council
Tesco Stores Ltd
Tetlow King Planning
Tew And Smith Architects
Thames Gateway South Essex Partnership Ltd
The Anderson Group
The Barnard Partnership
The Boswells School
The British Land Company
The Cathedral School Chelmsford
The Chelmsford Society
The Coal Authority
The Football Association
The Fulbourne Trust
The Granville Group
The Guinness Trust
The Gypsy Council
The Inland Waterways Association (Chelmsford Branch)
The JTS Partnership LLP
The Morton Partnership
The National Cycling Charity - CTC
The National Federation of Gypsy Liaison Groups
The Newspaper Society
The Nicholas Ward Design Practice
The Planning Bureau Limited
The Planning Inspectorate
The Prudential Assurance Company Limited (PRUPIM)
The Ptarmigan Group
The Renewable Energy Company Ltd
The Royal Horticultural Society
The Society for the Protection of Ancient Buildings
The Theatres Trust
The Tooley & Foster Partnership
The Wilderness Foundation UK
The Women's National Commission
The Writtle Surgery
Thomas Dixon Developments Ltd
Threadneedle Pensions Ltd
Thrift Farm Ltd
Thurrock Council
Tim Harbord Associates
Timpsons
TMA Chartered Surveyors
Total Gas and Power Ltd
Toveglen Ltd
Town & Country Valuers, Surveyors Ltd
Townsend Bowen Ltd
Traer-Clark LTD
Transition Chelmsford
Transport for London
Traveller Law Reform Project
Tree Fella Plc
Trinity PPP Limited
Tritton Family Trust
Trudys Architectural Consultants
Trustees of FB Hitchcock Will Trust
Trustees of Fulbourne Settlement
Turnstone Estates Ltd

UK Power Networks
Uplands Rangers YFC
Urban Agenda Limited
URS Corporation Ltd.
Uskmouth Power Company Ltd
Uttlesford District Council
V. J. Adams
Valco UK Ltd
Van Diemans Property Company
Virgin Homes Energy Ltd
Virgin Media
Vitol Gas Ltd
Vodaphone - National Planning Manager
W & H Marriage & Sons Ltd
W G Goodall
W P Bucknell & Sons
Waitrose Ltd
Waltham Forest CCG
Warden Housing Association
Warren Farm Ltd
Waste & Minerals Planning Authority
Waterhouse Farm Residents Association
Welsted Joinery Ltd
Wernick Buildings Ltd
West Burton Ltd
West Essex CCG
West Hanningfield Parish Council
West Register (Realisations) Ltd
Wharf Land Investments Ltd
Whirledge and Nott
WHLMC
Whybrow & Dodds Ltd
Wilcox Homes Ltd
Wild Boar Properties Ltd
Wilks Head & Eve
Willingale Parish Council
Wilson Connolly Limited
Wilson Construction Ltd
WM Morrison Supermarket Plc
Woodham & Hazeleigh Parish Council
Woodham Ferrers & Bicknacre Parish Council
Woodham Walter Parish Council
Woolf Bond Planning LLP
WPP Architects Limited
Wrenbridge Land Limited
Writtle College
Writtle Parish Council
Writtle VDS
WS Atkins Consultants Ltd
YMCA
Zada Capital Limited

Chelmsford Local Plan

Evidence Base Document

Issues and Options Consultation Document - You Said, We Did

February 2017

Chelmsford Local Plan

Chelmsford Local Plan

Issues and Options Consultation Document - 'You Said, We Did'

The Chelmsford Local Plan - Issues and Options consultation ran from November 2016 to January 2016. The consultation document set out the key issues for the future growth and development of Chelmsford, with potential Spatial Options for addressing projected growth up to 2036.

All responses were considered in detail, and have been used to inform the next stage, the Draft Local Plan – Preferred Options. The full feedback report can be viewed at https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy/new-local-plan/new-local-plan-feedback-reports/

This document presents a summary of the key comments received and how we have taken them into consideration. These comments were received from a wide variety of groups and individuals including residents, developers, landowners, businesses and statutory bodies such as other local authorities and Parish/Town Councils.

The summary only includes information where key comments were received, and where concerns were repeated under more than one question they are included in the most appropriate place.

The summary is divided into types of respondent as follows:

Public Page 76
Individual responses from members of the public

Specific and Duty to Co-operate Bodies Page 88
Including statutory consultees, other local authorities and national interest bodies

General Consultees Page 95
Including interest groups, sports and community groups, and local political parties

Developers, landowners and their agents Page 99
Consultees promoting specific sites

Public

Question	You Said …	We Did …
Q1	Do you think that Section 3 provides an adequate range of facts and figures about Chelmsford today?	
	You asked for a breakdown of facts and figures by parish rather than ward.	We have added links to Parish Profiles to the Evidence Base. These provide demographic information on population, housing, and economy and workforce. The same information is published for Chelmsford wards.
	You asked for more detail on the level of community facilities envisaged.	We have included specific community facility needs in site allocations. Larger allocations specify on-site provision, and smaller site allocations indicate where contributions will need to be made to local community facilities. Strategic Policy – Protecting and Enhancing Community Assets makes a commitment to ensuring that new community facilities are provided as part of new employment and housing development.
	You were concerned about the potential loss of agricultural land, which in some areas is more valuable than in others.	We recognise that apart from brownfield land, most other development will need to be on agricultural land. Other factors include land availability and Green Belt land, which restricts site selection. The lowest quality grades (5 and 4) are in areas which cannot be developed due to environmental constraints. Whilst other areas are higher graded, we have taken into account other important factors such as landscape value, wildlife habitats and natural environment before selecting sites.

Question	You Said …	We Did …
Q2	Do you support what should drive the new Local Plan Vision?	
	You said the Vision was too vague, and that all objectives should be of equal importance.	We have taken forward the drivers for a vision from the Issues and Options document, and developed a new Vision for this Preferred Options document, which will be delivered by specific Spatial Principles. This sets out the kind of place we want Chelmsford to be in 2036.
Q3	Do you agree with what should be covered in the Vision?	
	You suggested the Vision should go beyond the end of the Plan period.	The Vision and Spatial Principles recognise that Chelmsford will remain a focus for growth until well into the 21st Century. We have ensured that they look forward beyond the Local Plan Period to 2050.
	You raised a number of issues to consider for inclusion in the Vision and associated objectives.	We have reviewed the Spatial Principles to ensure a wide range of themes for shaping and managing growth are included, which are focused on what development must deliver.
Q4	Do you have any comments of how the Council has calculated its Objectively Assessed Housing Need?	
	You sought clarification on how the housing numbers had been derived.	We have given a full explanation of the process in the Preferred Options. This includes the work we have done with other councils, Government guidance, and how existing planning permissions contribute to the overall figure.

Question	You Said …	We Did …
	You asked for more information on the proposed split of different types of housing.	We have clarified this information in a specific policy – Size and Type of Housing – including a table of how many homes of different sizes, wheelchair accessible homes, and opportunities for self-build plots are needed.
Q5	Do you have any comments on the housing number (930 homes per year) used for testing in this consultation?	
	You wanted clarification on the final housing figure, and queried whether the proposed 20% buffer was appropriate.	We have clarified the position on the 20% buffer in the draft Local Plan, including the opportunity it provides for flexibility and the contribution it makes to housing supply.
Q6	Do you have any comments on how the new Local Plan could meet the accommodation needs of Travellers?	
	You queried how the number of Gypsy and Traveller pitches had been arrived at.	We have included details of the outputs of a Gypsy and Traveller Assessment and how they have been used in the draft Local Plan; the assessment forms part of the Evidence Base.
Q7	Do you have any comments on how the Council has calculated its job requirement number?	
	You asked how job requirements were linked to infrastructure and housing provision.	We have examined the inter-relationship of population growth, forecasts of new jobs and the number of new homes needed to accommodate these levels of growth, based on evidence documents. Sites allocated for employment growth include policy requirements for infrastructure provision, including contributions to transport, accessibility, and education facilities.

Question	You Said …	We Did …
Q8	Do you have any comments on the job requirement number (887 jobs per year) used for testing in this consultation?	
	You asked for information on types of jobs being proposed by sector.	Detail on the skills and sectors needed are included in the draft Chelmsford Economic Strategy, which will be part of the Evidence Base, and has been used to inform the draft Local Plan.
Q9	Do you have any comments on how the Council has calculated its retail capacity forecasts?	
	You commented that while online retailing would increase, there was also a need to maintain the vitality of shopping areas.	We recognise the growth of online shopping, but there is still a need for growth in food retail and other shops, which we have set out in the draft Local Plan. We are also proposing policies to strengthen the existing city, town and neighbourhood centres.
Q10	Do you have any comments on the retail floorspace requirements used for testing in this consultation?	
	You felt that there was not enough parking in Chelmsford and South Woodham Ferrers, as a component of retail vitality.	We are using the Essex Parking Standards – Design and Good Practice document, part of the Evidence Base, to set out standards for parking for new development. In addition, we expect new development to contribute towards securing new infrastructure, including public transport improvements, which may reduce the parking need.
Q11	Do you have any comments on how the Council has calculated its office need forecasts?	
	You had concerns that the need for offices has been overestimated, due to existing quantity of empty offices and those being converted to residential use.	We have identified a shortage of Grade A office space through the Employment Land Review, part of the Evidence Base, which we are addressing through site allocations in the draft Local Plan.

Question	You Said …	We Did …
Q12	Do you have any comments on the office floorspace requirements used for testing in this consultation?	
	You said that changing working patterns may affect office needs.	While we recognise that work patterns may be changing, we have identified a shortage of Grade A office space through the Employment Land Review, part of the Evidence Base, which we are addressing through site allocations in the draft Local Plan.
	You felt that offices should be near to transport links or new houses.	We have allocated sites in the draft Local Plan for employment use, which are close to proposed housing growth areas and/or good transport links.
Q13	Do you think that we have missed any issues related to future employment and economic development to be addressed in the new Local Plan?	
	You suggested other business sectors which should be encouraged including high-tech, start-ups and live-work.	More detail on the skills and sectors needed is included in the draft Chelmsford Economic Strategy, which will be part of the Evidence Base, and we have used this to inform the draft Local Plan.
	You said that infrastructure and transport needs to take account of new business as well as houses.	We have allocated sites for employment use in the draft Local Plan, which are close to proposed housing growth areas and/or good transport links. We expect all new development, including allocated employment sites, to contribute towards securing new infrastructure including transport improvements.
Q14	Do you think that we have missed any issues related to highways, transportation and accessibility to be addressed in the new Local Plan?	
	You expressed support for a Chelmsford North East Bypass, but concern about proposals for a Western	We have significantly reduced the proposed growth area to the west of Chelmsford, which

Question	You Said …	We Did …
	Relief Road.	means that a Western Relief Road is no longer necessary to serve development. Instead, other improved transport links are proposed. Essex County Council (ECC) has reviewed the Chelmsford North East Bypass proposal, and is proposing an updated area to accommodate this, subject to a separate consultation.
	New infrastructure such as Chelmsford NE Bypass, A12 improvements, new railway station should be delivered before or alongside growth.	We have included commitments for major infrastructure in the draft Local Plan. Bringing these forwards involves a number of agencies, and assembling funding can take some time. These challenges are addressed in the Spatial Portrait.
	You told us that many roads are already congested.	We are proposing a number of transport improvement schemes across Chelmsford, which will help relieve congestion or provide connections to new developments. These are informed by highway modelling to assess the impacts of growth, which is part of the Evidence Base. We will work with local landowners and partners to bring forward the infrastructure required to facilitate the development set out within the Growth Zones and Local Plan. More details are contained within the Strategic Policies – Infrastructure Requirements and Securing Infrastructure, and on individual site policies.
	You supported improved sustainable transport measures.	Sustainable transport is a key part of the future strategy, expressed in the Spatial Principles. In addition, we have placed greater emphasis on using the Green Wedges as sustainable transport corridors to enable pedestrian and cycle access

Question	You Said …	We Did …
		between new development and the city centre, and on new bus priority and rapid transit measures.
Q15	Do you think that we have missed any issues related to protecting the environment to be addressed in the new Local Plan?	
	You were supportive of the Green Wedges but suggested they should be expanded.	We commissioned a review of the Green Wedges, and changes are set out in the Green Wedge and Corridor Assessment, part of the Evidence Base. We propose to designate additional areas as Green Corridors, where the river valleys extend beyond the Green Wedges.
	You said some areas were prone to flooding.	We have noted these specific concerns, and included in the site allocations where development is expected to provide flood mitigation measures, and not to worsen flood risk elsewhere. Water management measures to reduce surface water run-off are also identified.
	You wanted the character and appeal of established communities to be preserved.	We make a commitment to this in the Spatial Principles, and also recognise the concern in site allocations where development is required to respect existing village boundaries and maintain separation of communities.
Q16	Necessary infrastructure will be needed to support development in the new Local Plan. Do you think that we have missed any issues?	
	You said that new development should go where infrastructure could be provided or improved.	We have developed Preferred Options which focus development at well-connected locations for example along strategic transport corridors, close to existing local services and in areas with a good level of existing or proposed transport

Question	You Said …	We Did …
		infrastructure including sustainable transport.
	You expressed concern about enough schools, healthcare and utilities being provided for new development.	We expect all developments will be supported by necessary infrastructure to serve new development. We have been working with a number of partners to identify those needs, either improvements to existing or provision of new infrastructure. A schedule of necessary infrastructure and timing will be outlined in the Infrastructure Delivery Plan, part of the Evidence Base.
Q17	Do you agree with the proposed settlement hierarchy i.e. City or Town, Key Service Settlement, Service Settlement and Small Settlement?	
	You questioned the criteria for classifying settlements and said it was difficult to distinguish between types of settlements.	We have reviewed the classification of settlements, and reduced them from four to three, to help us to decide where new development should be focused.
Q18	Do you agree with the classification of individual settlements within the Settlement Hierarchy?	
	You said certain villages might not be in the most appropriate category.	We have reviewed the classification of settlements to help us to decide where new development should be focused.
Q19	Do you support the proposed Spatial Principles?	
	You expressed support for all the Spatial Principles.	We have included all the Spatial Principles from the Issues and Options (moving Green Wedges into Character of Valued Landscapes), and have added additional Spatial Principles on utilising garden community principles for strategic development allocations, and planning for the longer term.

Question	You Said …	We Did …
Q20	How do you think that new development growth in Chelmsford should be provided in the new Local Plan?	
	You favoured Option 1, followed by Option 2 and Option 3 – however the majority did not support any of the Options.	We reviewed the approach to distributing growth, and have developed a strategy to focus development on the city/town settlements and the key service settlements outside the Green Belt in the most sustainable locations which meet the Vision and Spatial Principles.
Q21	Can you suggest any alternative or additional Option that should be considered in the new Local Plan?	
	You made a number of mixed comments, including suggestions for some large sites as alternatives for a lesser number of smaller sites.	We have allocated some larger sites as strategic allocations along Garden City Principles, to be well-planned, enhance the natural environment and provide high quality homes. However, we have included a number of smaller sites to support services and facilities in key villages.
Q22	Which location(s) do you support for new development growth in the new Local Plan?	
	You said that development should be focused on existing urban areas to protect the character of the countryside, villages and the environment.	We reviewed the approach to distributing growth, and have developed a strategy to focus development on the city/town settlements and the key service settlements in the most sustainable locations which meet the Vision and Spatial Principles.
Q23	Are there any alternative or additional locations for new development growth that should be considered in the new Local Plan?	
	You said that development should be close to major roads and the North East railway station.	We reviewed the approach to distributing growth, and have developed a strategy to focus development in the most sustainable locations which meet the Vision and Spatial Principles,

Question	You Said …	We Did …
		including strategic growth allocations in North East Chelmsford and Great Leighs.
Q24	Do you have any comments on the following road and transportation improvements (Potential Western Relief Road, Highway capacity improvements to the A132)	
	You objected to proposals for a Western Relief Road.	We have reduced the proposed growth area to the west of Chelmsford, which means that a Western Relief Road is no longer necessary to serve development. Instead, other improved transport links are proposed.
	You supported proposals for improvements to the A132.	We have been working with ECC to identify appropriate road and junction improvements to the A132 to mitigate the impact of development to the north of South Woodham Ferrers.
Q25	Do you have any comments on the approach of discounting development growth in the Green Belt in the new Local Plan?	
	You supported discounting development in the Green Belt, and that non-Green Belt sites should be the first choice.	We have maintained our position to protect the Green Belt from development, in line with the Spatial Principles.
Q26	Do you have any comments on the approach of discounting a large new settlement in the new Local Plan?	
	You said that large new settlements should not be discounted.	We have allocated some larger sites as strategic allocations along garden city principles to be well-planned, enhance the natural environment and provide high quality homes. However, we have included a number of smaller sites to support services and facilities in key villages.
	You suggested both Boreham Airfield and Hammonds Farm as locations for new development.	We assessed both locations, but these have not been proposed for growth in the draft Local Plan. Boreham Airfield is set aside for minerals

Question	You Said …	We Did …
		extraction until late in the Plan period, and both this and Hammonds Farm raise concerns about potential effects on landscape. Hammonds Farm is also less sustainable than other locations, and has highways and heritage constraints.
Q27	Do you have any comments on the issues that the new Local Plan policies need to cover?	
	You suggested that climate change should have a greater emphasis.	We have increased the emphasis on climate change. New developments will be focused in sustainable, well-connected locations where the needs of pedestrians, cyclists and public transport are prioritised. Car clubs will be supported where appropriate and there is also an emphasis on sustainable drainage systems, energy and water efficiency measures, and new tree planting.
	You said that more affordable housing is needed.	We have addressed the need for affordable housing in Policy – Affordable Housing and Rural Exception Sites, which sets out the level of affordable housing, requirements for layout, financial viability, and rural exception sites.
Q28	Do you have any comments on the existing Special Policy Areas?	
	You were concerned about access to Broomfield Hospital if the hospital is further developed.	In a proposed allocation for growth north of Broomfield, we have included a requirement for improved access to the Hospital and Farleigh Hospice, improved bus services, and using the Green Wedge as a sustainable pedestrian and cycle link between new development and the city centre.
	You said that expansion at Writtle College should be for appropriate uses.	We have retained Writtle University College as a Special Policy Area to support proposals for

Question	You Said …	We Did …
		enhancement of the role, function and operation of the facility, protect against potential coalescence with Writtle Village, and safeguard the Green Wedge.
Q29	Do you think there are other large facilities or sites which should be considered as Special Policy Areas?	
	You suggested a number of sites to add to the Special Policy Areas.	We are proposing designation of RHS Hyde Hall as a Special Policy Area to enable enhancement of access, visitor facilities and good building design, and valuable natural features in a sensitive way.
Q30	Have we missed anything?	
	You had some concerns about the online response system and usability, and about publicity for the consultation.	We have reviewed the online response system and updated helpful guidelines to ensure ease of access to the system. We have also reviewed the proposed consultation strategy, which is outlined in the Local Plan Preferred Options Consultation Statement, part of the Evidence Base.

Specific and Duty to Co-operate Bodies

Question	You Said …	We did …
Q1	**Do you think that Section 3 provides an adequate range of facts and figures about Chelmsford today?**	
	You were concerned about the potential loss of agricultural land, which in some areas is more valuable than in others.	We recognise that apart from brownfield land, most other development will need to be on agricultural land. Other factors include land availability and Green Belt land, which restricts site selection. The lowest quality grades (5 and 4) are in areas which cannot be developed due to environmental constraints. Whilst other areas are higher graded, we have taken into account other important factors such as landscape value, wildlife habitats and natural environment before selecting sites.
Q2	**Do you support what should drive the new Local Plan Vision?**	
	There was general support for the Vision in principle.	This support is welcomed.
Q3	**Do you agree with what should be covered in the Vision?**	
	You raised a number of issues to consider for inclusion in the Vision and associated objectives, including rural communities, culture and Chelmsford's City Status.	We have reviewed the Spatial Principles to ensure a wide range of themes for shaping and managing growth are included, which reflect the objectives mentioned.
	Suggestions were made that the Local Plan should go beyond the next decade.	We have included information on the Council's desire to build on the success of previous Plans, and to consider the growth agenda to 2050.
Q4	**Do you have any comments of how the Council has calculated its Objectively Assessed Housing Need?**	
	Some consultees supported the calculation method for the Objectively Assessed Housing Need (OAHN).	This support is welcomed.

Question	You Said …	We did …
Q5	Do you have any comments on the housing number (930 homes per year) used for testing in this consultation?	
	Other consultees felt that the lower figure was more appropriate, without an uplift.	We have provided further explanation on how we have arrived at the housing number in the Preferred Options. This includes the work we have done with other councils, Government guidance, and how existing planning permissions contribute to the overall figure. We have clarified the position on the 20% buffer, including the opportunity it provides for flexibility and the contribution it makes to housing supply.
Q6	Do you have any comments on how the new Local Plan could meet the accommodation needs of Travellers?	
	Basildon and Thurrock Councils suggested Chelmsford could help to meet their needs for Traveller accommodation.	The Local Plan does not intend to meet any unmet Traveller accommodation need from any other local authority planning area. The Council has received no evidence to show that other authorities outside the Housing Market Area (HMA) cannot meet their own needs.
Q8	Do you have any comments on the job requirement number (887 jobs per year) used for testing in this consultation?	
	General support was expressed for proposed future job numbers.	This support is noted.
Q12	Do you have any comments on the office floorspace requirements used for testing in this consultation?	
	Anglia Ruskin University supports objectives for encouraging innovation and delivery of the new medical school.	This support is welcomed.

Question	You Said …	We did …
Q14	Do you think that we have missed any issues related to highways, transportation and accessibility to be addressed in the new Local Plan?	
	You said that new infrastructure such as Chelmsford NE Bypass, A12 improvements, new railway station should be delivered before or alongside growth.	We have included commitments for major infrastructure in the draft Local Plan. Bringing these forwards involves a number of agencies, and assembling funding can take some time. These challenges are addressed in the Spatial Portrait, and the emerging Infrastructure Delivery Plan.
	You supported improved sustainable transport measures.	Sustainable transport is a key part of the future strategy, expressed in the Spatial Principles. In addition, we have placed greater emphasis on using the Green Wedges as sustainable transport corridors to enable pedestrian and cycle access between new development and the city centre, and on new bus priority and rapid transit measures.
	Some consultees said that transport modelling will be critical to identifying highways impacts and selecting preferred options.	Up-to-date transport modelling has been used to identify the most sustainable locations for development, and to propose mitigation for growth.
	Some suggested that commuting flows should be taken into consideration for spatial allocations.	Updated commuting flows have been used to help direct growth to the most sustainable areas.
	Strategic transport improvements were mentioned by respondents including the Greater London Authority, Maldon, Rochford and Thurrock Councils, Highways England, Transport for London.	We are proposing a number of transport improvement schemes across Chelmsford, which will help relieve congestion or provide connections to new developments. These are informed by highway modelling to assess the impacts of growth, which is part of the Evidence Base. We will work with local landowners and partners to bring

Question	You Said …	We did …
		forward the infrastructure required to facilitate the development set out within the Growth Zones and Local Plan. More details are contained within the Strategic Policies – Infrastructure Requirements and Securing Infrastructure, and on individual site policies.
Q15	Do you think that we have missed any issues related to protecting the environment to be addressed in the new Local Plan?	
	The Environment Agency, Historic England, and natural England provided detailed comments on the Issues and Options, and useful references to national guidance.	All the suggestions have been helpful in ensuring the new Local Plan and its policies are as robust and comprehensive as possible. Relevant guidance has been added to the Evidence Base.
Q16	Necessary infrastructure will be needed to support development in the new Local Plan. Do you think that we have missed any issues?	
	You expressed concern about enough schools, healthcare and utilities being provided for new development.	We expect all developments will be supported by necessary infrastructure to serve new development. We have been working with a number of partners to identify those needs, either improvements to existing or provision of new infrastructure. A schedule of necessary infrastructure and timing will be outlined in the Infrastructure Delivery Plan, part of the Evidence Base.
Q18	Do you agree with the classification of individual settlements within the Settlement Hierarchy?	
	You said certain villages might not be in the most appropriate category.	We have reviewed the classification of settlements, to help us to decide where new development should be focused.

Question	You Said …	We did …
Q19	Do you support the proposed Spatial Principles?	
	You expressed support for all the Spatial Principles, and wanted to ensure they had been applied consistently.	We have included all the Spatial Principles from the Issues and Options (moving Green Wedges into Character of Valued Landscapes), and have added additional Spatial Principles on utilising garden community principles for strategic development allocations, and planning for the longer term. These underpin the Council's strategy, and guide policies throughout the draft Local Plan.
Q20	How do you think that new development growth in Chelmsford should be provided in the new Local Plan?	
	You favoured Option 1, followed by Option 2 and Option 3 – however the majority did not support any of the Options. ECC and Highways England suggested a hybrid of Options 1 and 2; the Environment Agency supported Option 1 or 2.	We reviewed the approach to distributing growth, and have developed a strategy to focus development on the city/town settlements and the key service settlements in the most sustainable locations which meet the Vision and Spatial Principles.
	Neighbouring councils (including Black Notley, Great Notley, Felsted, and Rayne) stressed the need to consider and work together on potential cross boundary impacts on highways, employment and services; Braintree Council expressed concern about the impact of potential growth at Great Leighs on its services; Writtle College was concerned about the impact of potential development in West Chelmsford.	We are committed to co-operate with other councils and key organisations on planning issues that cross boundaries. We have had ongoing discussion with key partners including Essex County Council, Highways England, neighbouring planning authorities and utility companies.

Question	You Said …	We did …
Q22	Which location(s) do you support for new development growth in the new Local Plan?	
	A mix of locations were supported, generally reflecting the location of the respondent.	The comments were helpful in selecting the Preferred Options.
Q24	Do you have any comments on the following road and transportation improvements (Potential Western Relief Road, Highway capacity improvements to the A132)	
	Doubts were expressed about the contribution that a Western Relief Road would make to improving traffic flows to the west of Chelmsford.	We have reduced the proposed growth area to the west of Chelmsford, which means that a Western Relief Road is no longer necessary to serve development. Instead, other improved transport links are proposed.
	You supported proposals for improvements to the A132.	We have been working with ECC to identify appropriate road and junction improvements to the A132 to mitigate the impact of development to the north of South Woodham Ferrers.
Q25	Do you have any comments on the approach of discounting development growth in the Green Belt in the new Local Plan?	
	Harlow District Council suggested that Chelmsford City Council (CCC) consider a Green Belt review to promote more sustainable patterns of development. Others said that Green Belt development could help to boost rural villages.	Green Belt boundaries should only be altered in exceptional circumstances. We will continue to protect the Green Belt to prevent encroachment of urban growth into open undeveloped areas and the coalescence of existing built up areas. We are able to meet our growth needs without the need for considering use of the Green Belt.
Q26	Do you have any comments on the approach of discounting a large new settlement in the new Local Plan?	
	Both support and objection were expressed for potential growth at Hammonds Farm and at Boreham Airfield.	We assessed both locations, but these have not been proposed for growth in the draft Local Plan. Boreham Airfield is set aside for minerals extraction until late in the Plan period, and both

Question	You Said …	We did …
		this and Hammonds Farm raise concerns about potential effects on landscape. Hammonds Farm is also less sustainable than other locations, and has highways and heritage constraints. Other larger allocations have been proposed, which will be expected to follow Garden City Principles.
Q28	Do you have any comments on the existing Special Policy Areas?	
	Writtle University College called for positive and flexible planning for new education facilities.	We have retained Writtle University College as a Special Policy Area to support proposals for enhancement of the role, function and operation of the facility, but not expanded the area to ensure protection against potential coalescence with Writtle Village, and safeguard the Green Wedge.
Q30	Have we missed anything?	
	The Evidence Base should include community-led documents such as Village Design Statements and Parish Plans.	These are a part of the Evidence Base.
	Several consultees including ECC, Anglian Water, Natural England, the Environment Agency and Historic England suggested text for inclusion on topics including biodiversity, safe walking and cycling routes to schools, and high speed broadband.	All the suggestions have been helpful in ensuring the new Local Plan and its policies are as robust and comprehensive as possible.
	The City Council's commitment to on-going co-operation with other councils and key organisations was widely supported. Essex County Council ini particular provided detailed commentary on the Issues and Options, and is committed to working closely with CCC on the emerging Local Plan.	This support is welcomed.

General Consultees

Question	You Said …	We Did …
Q1	**Do you think that Section 3 provides an adequate range of facts and figures about Chelmsford today?**	
	You were concerned about the potential loss of agricultural land, which in some areas is more valuable than in others.	We recognise that apart from brownfield land, most other development will need to be on agricultural land. Other factors include land availability and Green Belt land, which restricts site selection. The lowest quality grades (5 and 4) are in areas which cannot be developed due to environmental constraints. Whilst other areas are higher graded, we have taken into account other important factors such as landscape value, wildlife habitats and natural environment before selecting sites.
Q5	**Do you have any comments on the housing number (930 homes per year) used for testing in this consultation?**	
	Some consultees felt that the lower figure was more appropriate, without an uplift.	We have provided further explanation on how we have arrived at the housing number in the Preferred Options. This includes the work we have done with other councils, Government guidance, and how existing planning permissions contribute to the overall figure. We have clarified the position on the 20% buffer, including the opportunity it provides for flexibility and the contribution it makes to housing supply.

Question	You Said …	We Did …
Q14	Do you think that we have missed any issues related to highways, transportation and accessibility to be addressed in the new Local Plan?	
	Local roads are near to capacity with existing traffic, before adding any growth.	We are proposing a number of transport improvement schemes across Chelmsford, which will help relieve congestion or provide connections to new developments. These are informed by highway modelling to assess the impacts of growth, which is part of the Evidence Base. We will work with local landowners and partners to bring forward the infrastructure required to facilitate the development set out within the Growth Zones and Local Plan. More details are contained within the Strategic Policies – Infrastructure Requirements and Securing Infrastructure, and on individual site policies.
	New infrastructure such as Chelmsford NE Bypass, A12 improvements, new railway station should be delivered before or alongside growth.	We have included commitments for major infrastructure in the draft Local Plan. Bringing these forwards involves a number of agencies, and assembling funding can take some time. These challenges are addressed in the Spatial Portrait.
	You supported improved sustainable transport measures.	Sustainable transport is a key part of the future strategy, expressed in the Spatial Principles. In addition, we have placed greater emphasis on using the Green Wedges as sustainable transport corridors to enable pedestrian and cycle access between new development and the city centre, and on new bus priority and rapid transit measures.

Question	You Said …	We Did …
Q15	**Do you think that we have missed any issues related to protecting the environment to be addressed in the new Local Plan?**	
	You were supportive of the Green Wedges but suggested they should be expanded.	We commissioned a review of the Green Wedges, and changes are set out in the Green Wedge and Corridor Assessment, part of the Evidence Base. We propose to designate additional areas as Green Corridors, where the river valleys extend beyond the Green Wedges.
	You wanted the character and appeal of established communities to be preserved, and environmental assets preserved.	We make a commitment to this in the Spatial Principles, and also recognise the concerns in site allocations where development is required to respect existing village boundaries, maintain separation of communities, and protect environmental assets.
Q16	**Necessary infrastructure will be needed to support development in the new Local Plan. Do you think that we have missed any issues?**	
	You expressed concern about enough schools, healthcare and utilities being provided for new development.	We expect all developments will be supported by necessary infrastructure to serve new development. We have been working with a number of partners to identify those needs, either improvements to existing or provision of new infrastructure. A schedule of necessary infrastructure and timing will be outlined in the Infrastructure Delivery Plan, part of the Evidence Base.
	You commented that policies should protect and promote social, recreational, and cultural facilities.	We make a commitment to this in the Spatial Principles, and also recognise these needs in site specific and other planning policies.

Question	You Said …	We Did …
Q18	Do you agree with the classification of individual settlements within the Settlement Hierarchy?	
	You said certain villages might not be in the most appropriate category.	We have reviewed the classification of settlements, to help us to decide where new development should be focused.
Q24	Do you have any comments on the following road and transportation improvements (Potential Western Relief Road, Highway capacity improvements to the A132)	
	Doubts were expressed about the contribution that a Western Relief Road would make to improving traffic flows to the west of Chelmsford.	We have reduced the proposed growth area to the west of Chelmsford, which means that a Western Relief Road is no longer necessary to serve development. Instead, other improved transport links are proposed.
Q25	Do you have any comments on the approach of discounting development growth in the Green Belt in the new Local Plan?	
	Mixed views were expressed on discounting development in the Green Belt, and whether a Green Belt review should be undertaken.	We have maintained our position to protect the Green Belt from development, in line with the Spatial Principles.

Developers, landowners and their agents

Question	You said …	We did …
Q3	**Do you agree with what should be covered in the Vision?**	
	There was general agreement with the Vision.	This agreement is welcomed.
Q4	**Do you have any comments of how the Council has calculated its Objectively Assessed Housing need?**	
	Some consultees supported the calculation method for the OAHN.	This support is welcomed.
Q5	**Do you have any comments on the housing number (930 homes per year) used for testing in this consultation?**	
	Some consultees felt that the figure could be higher, to take account of growth from London and people moving to Chelmsford.	We have provided further explanation on how we have arrived at the housing number in the Preferred Options. This includes population growth, the work we have done with other councils, Government guidance, and how existing planning permissions contribute to the overall figure. We have clarified the position on the 20% buffer, including the opportunity it provides for flexibility and the contribution it makes to housing supply.
	You said that Chelmsford may need to help meet the housing need from adjacent authority areas.	The Local Plan does not intend to meet any unmet housing need from any other local authority planning area. The Council has assessed its needs as part of a Housing Market Area (HMA), and no evidence has been presented to show that authorities outside the HMA cannot meet their own needs.

Question	You said …	We did …
Q8	Do you have any comments on the job requirement number (887 jobs per year) used for testing in this consultation?	
	General support was expressed for proposed future job numbers, with comments that they should be treated as a minimum.	This support is welcomed.
Q15	Do you think that we have missed any issues related to protecting the environment to be addressed in the new Local Plan?	
	You suggested that development in the Green Wedges should not be ruled out.	We commissioned a review of the Green Wedges, and changes are set out in the Green Wedge and Corridor Assessment, part of the Evidence Base. We propose to designate additional areas as Green Corridors, where the river valleys extend beyond the Green Wedges. Some modifications are proposed to the general extent of Green Wedges as a result of the review.
Q18	Do you agree with the classification of individual settlements within the Settlement Hierarchy?	
	You said certain villages might not be in the most appropriate category.	We have reviewed the classification of settlements, to help us to decide where new development should be focused.
Q20	How do you think that new development growth in Chelmsford should be provided in the new Local Plan?	
	Support was expressed for development of brownfield sites in the City Centre and urban area.	This support is welcomed.
Q22	Which location(s) do you support for new development growth in the new Local Plan?	
	Most consultees expressed support for inclusion of their promoted sites in the Preferred Options.	All the responses have been assessed on a site-by-site basis as part of the Preferred Options preparation.

Question	You said …	We did …
Q23	Are there any alternative or additional locations for new development growth that should be considered in the new Local Plan?	
	Most consultees expressed support for inclusion of their promoted sites in the Preferred Options.	All the responses have been assessed on a site-by-site basis as part of the Preferred Options preparation.
Q24	Do you have any comments on the following road and transportation improvements (Potential Western Relief Road, Highway capacity improvements to the A132)	
	Doubts were expressed about the contribution that a Western Relief Road would make to improving traffic flows.	We have reduced the proposed growth area to the west of Chelmsford, which means that a Western Relief Road is no longer necessary to serve development. Instead, other improved transport links are proposed.
	You supported proposals for improvements to the A132.	We have been working with ECC to identify appropriate road and junction improvements to the A132 to mitigate the impact of development to the north of South Woodham Ferrers.
Q25	Do you have any comments on the approach of discounting development growth in the Green Belt in the new Local Plan?	
	Support was expressed for carrying out a Green Belt review.	Green Belt boundaries should only be altered in exceptional circumstances. We will continue to protect the Green Belt to prevent encroachment of urban growth into open undeveloped areas and the coalescence of existing built up areas. We are able to meet our growth needs without the need for considering use of the Green Belt.
Q26	Do you have any comments on the approach of discounting a large new settlement in the new Local Plan?	
	Some consultees felt that a new settlement should be considered.	We have allocated some larger sites as strategic allocations along Garden City Principles to be well-planned, enhance the natural environment and

Question	You said …	We did …
		provide high quality homes. However, we have included a number of smaller sites to support services and facilities in key villages.

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Please call 01245 606330

Planning and Housing Policy
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

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Chelmsford City Council

Issues and Options – List of Organisations who made representations

Anglia Ruskin University	Knight Developments Ltd
Anglian Water	Little Baddow Parish Council
Basildon Borough Council	Little Waltham Parish Council
Black Notley Parish Council	Maldon District Council
Boreham Conservation Society	Mansfield Monk Limited
Boreham Parish Council	Mid Essex CCG
Braintree District Council	Mid-Essex Business Group
Brentwood and Chelmsford Green Party	Natural England
Brentwood Borough Council	Newlands Spring Residents Association
Broomfield Parish Council	Rayne Parish Council
Broomfield, Chignal, Great Waltham, Little Waltham & Writtle Parish Councils & Newlands Spring Residents Association	Rentplus Rettendon Parish Council River Crouch Conservation Trust
Broomfield Primary School	Rochford District Council
Campaign For Real Ale (CAMRA)	Runwell Parish Council
Campaign to Protect Rural Essex	Sandon Parish Council
Castle Point Council	South Woodham Ferrers Town Council
Chelmsford Civic Society	Sport England
Chelmsford Diocese Board of Finance	Springfield Parish Council
Chelmsford Labour Party	Tendring District Council
Chelmsford Liberal Democrats	The Theatres Trust
Chelmsford Sport	Thurrock Council
Chignal Parish Council	Transport for London
Christian Care	WEA Sec
Colchester Borough Council	Womens Institute
Countryside Properties Danbury Parish Council	Woodham Ferrers & Bicknacre Parish Council
Danbury Society	Woodland Trust
East Hanningfield Parish Council	Writtle College
Epping Forest District Council	Writtle Parish Council
Essex Bridleways Association	
Essex Chamber of Commerce	
Essex County Council	
Environment Agency	
Felsted Parish Council	
Ford End Village Design Statement Committee	
Galleywood Equestrian Centre	
Great & Little Leighs Parish Council	
Great Baddow Parish Council	
Great Notley Parish Council	
Great Waltham Parish Council	
Greater London Authority	
Harlow District Council	
Heritage Writtle	
Highways England East/South East Region	
Historic England	
Home Builders Federation	
Howe Green Community Association	

Issues and Options – List of Public who made representations

Colleen Abrahams	Ronald Barry	Adrian Brown
Clive Abrahams	Cheryl Barry	Charles Brown
Robert Adams	Margaret Barry	William Brown
Brian Adams	K Bass	Jackie Brown
Margaret Adams	Ian Bateman	Sandra Brown
Will Adshead-Grant	Rosemary Batsford	Peter Brown
Martin Ager	Stuart Batsford	Michael Brown
Alderton & Cullerton	Alan Bayford	J F Brown
Juliette Alexander-Read	G P Beavis	B Brown
Heidi Allan	Daniel Bell	Alexandra Brown
Arthur Allen	Susan Bell	Brown & Flack
Michael Allen	Christopher Bell	Susan Browning
Graham Allen	Peter Bennett	Alan Browning
John Allen	K Bennett	Alan Brunning
Martin Allen	Jayne Bentley	Brigitte Bryant
Robert Allighan	Ellena Benton	Michael Buckley
Paul Allkins	Paul Bergonzi	Carole Buckley
Layton Andersen	Stuart Berlyn	Colin Budgey
Stuart Anderson	Nigel Bevitt-Smith	Ian Buick
Christine Anderson	Patrick Bidwell	Brian Bull
Denis Anderson	Carol Billson	Gillian Burgis-Smith
Christopher Anstey	Lynette Binns	Peter Burkert
Carolyn Anstey	Jeannette Bird	Colin Butler
Linda Arnold	Oliver Bishop	Elizabeth Butler
Jean Arthur	Susan Bishop	Pamela Butt
Sharon Ashwell	John Bishop	Lynne Button
Michelle Askew	Paul Blackaller	John & Margaret Caisley
Rita Askwith	David & Joyce Bladon	E Caleno
Vivien Aspden	Micheal Bladon	June Cant
Gail Aston	Ruth Blake	Carolyn Carlile
Julia Atigla	Kim Bliss	Terence Carpenter
Stephen Austin	Carin Blows	William Carrington
Ellen Auty	Paul Blows	Irene Carrington
Mavis Awcock	Anthony & Judith Boniface	Carter
Norman Awcock	Carol Bonnett	Noel Carter
Susan Bacon	Peter Bonnett	Peter Carter
Stephen Bacon	Nigel Booley	Denis James Castell
Sandra Bailey	Julie Borg	Laurence Catchpole
Lisa Bailey	Boughen	Skip Catley
Dennis Bailey	Susan Bowman	Moya Cawood
Norman Baker	J H Bowman	Hilary Chad
John & Elizabeth Baker	Peter Bradley	Anne Chambers
June Baker	Ralph Bray	Sandra Chaney
Graham Baker	Christina Brazier	Peter Chaney
Doris Baker	David Brazier	Elizabeth Chaplin
Allan Baker	George Brazier	April Chapman
Kenneth Baker	Helen Brazier	William Charsley
Marjory Balaam	Jonathan Breach	C Cheater
Terence Balaam	James Breeze	Simon Cherry
Jamie Banks	James Bremner	Ann Chilvers
Richard Baranowski	Leslie Brewster	William Chilvers
Robert Barnard	Andrew Brewster	Jonathan Chrispin
John Barnes	Sally Brewster	Sarah Clark
Brian Barnes	James Bridges	Steven Clark
Eileen Barnes	Tim Brooks	Will Clark
Eileen Barratt	Richard Brotherton	Thomas Clarke

Carol Clarke	F J Cullum	Jennifer Eldridge
Margaret Clarke	Ian Cumbus	Peter Elkington
Dennis Clarke	Linda Cumbus	Ken Ellis
Steven D Clarke	Stuart Curtis	Beverley Ellis
Isabel Clarke	Julia Curtis	Peter Ellwood
Geoffrey Clarke	Wendy Daden	Hilary Ellwood
Ellen Claydon	Simon Daden	Steve Eltham
Philip Claydon	M Dale	Julia Emberton
Ann Claydon	Kerry Dale	Emir Emirali
Jeremy Clement	John Dale	Jo Emirali
Albert & Hazel Clements	Hazel Dale Evans	Merrek Emirali
Clare Cleverley	Jane Daniel	Elisha Emirali
Hazel Clouting	Alex Darvill	Matthew Ensor
Brian Clouting	Ravi Dasari	Brian Evans
Cath Clutterbuck	Summers David	Alexander&Eleanor Evans
Donald Cockrell	Mitchell Dawson	David Exell
Christine Cockrell	C Dawson	Susan Exell
Alice Cockrell	Brian Dawson	Fallows
Emily Cockrell	Malcolm Deacon	Michael & Eileen Faulder
David Cockrell	Margaret Deacon	Carol Fellowes
Raymond Coe	Catriona Dean	Malcolm Feltwell
Roger Cole	Marion Delaney	Emma Fenn
Susan Cole	Oonagh Delaney	Arnold&Tracy Fenner
Charles Cole	Dominic Demolder	A E Figg
Stephen Coleman	Sarah Denham	P A Finch
Jane Coleman	John Denniss	David Fincham
Duncan Coles	James Derry	Sarah Findlay
Samuel Coley	Caroline Derry	Alan Findlay
Allan Collins	Peter Dervin	Elaine Finn Davies
Timothy Collins	Brenda Dickens	Brian Finnegan
Jackie Collins	Celia Dickens	Paul Fisher
Michael Collins	Sarah Dickie	Alan Fisher
L Collins	Wendy Dicks	Linda Fisher
Dianne Collins	Barry Dixon	Natalie Fisher
G A Cooch	Ruth Dixon	Tony Fisk
Peter Cooch	Graham Dobinson	A Fitch
Terry Cooch	Janet Dobinson	Pamela Fitch
Brian Cook	Sue Dobson	Helen Fitch
Michael Cook	Jane Dobson	Gerald Fitch
Derek Cooley	Ronald Doherty	Eleanor Fitch
Isabela Copeland	John Donachie	Amy Fleming
Maureen Copsey	James Donnelly	Chris Flint
Chris Cornish	Les Draper	Christopher Flint
Emma Costello	Kevin Drury	John Foley
Paul Costello	Nora Drury	Malcolm Ford
Cottey	Laura Dunne	Peter Foreman
Brian Court	Andrew Dunne	Neil Forkings
Susan Court	Neil Dunphy	Timothy Fosh
Anne Coverley	Saxon Durrant	Samantha Fosh
Ian Coyle	Stewart Eade	John Foster
Peter Cracknell	Sue Easteal	Clare Foulkes
Richard Creak	Wendy Easton	Susan Fowkes
Linda Creed	Robert Edmonds	Fox
Robin Creighton	Piers Edwards	Lauretta Fox
Dorothy Creighton	Lucasta Edwards	David Frampton
Graeme Crook	Lisa Edwards	Keith Francis
Jane Crossman	David Edwards	Pat Freeman
David Cullen	Genusha Ekanayake	Tony Freeman
Cara Cullens	David Eldridge	John Freeman

B Freeman	Stephen Hamilton	Susan Howden
Anna Funnell	G Hammilton-Barr	David Howell
Jim Gallie	Keith Hammond	Philip Howlett
Colin Galpin	Jane Handscomb	Susan Hubble
Louise Gannicott	Roger Hardy	Michael Hubble
Felicity Gannicott	Stephen Harley	Michael Hudson
Paul Gannicott	Paul & Glenys Harrington	Cynthia Hudson
Charles Gannicott	Elaine Harris	Enid Hudspith
Chris Gardiner	Edward Harris	Richard Huke
Sharon Gardiner	Mary Hart	Cheryl Humphreys
Ann Gardner	Roy Hart	John Hunnable
Diana Garfield	Jonathan Hart	Emma Hunt
Avril Garrett	Michael Harvey	Karen Hurrell
Stanley Garrett	Sheila Hasler	Simon Hurrell
Miles Gentle	Sian Hasler	Cecilia Ireland
Freddie Gentle	Joanne Hauxwell	Patrick Isbell
Gail Gibson	Neil Hawes	Kevin Jackson
Teresia Gibson	Barrie Hay	Hazel Jackson
Emil Gigov	Alan Hayes	Martin Jackson
James Gillespie	Lesley Hayes	Louise James
Derek Girdler	Alan Haynes	Paul James
Hilary Girdler	Alison Heaney	Alan James
Christine Glass	Emma Heighton	Graham Jarvis
Hugh Godfrey	Roger Hellewell	Mark Jay
Mark Goff	Linda Hellewell	Dawn Jeffery
Tim Gold	Andrew Henderson	Alison Jeffs
Gabrielle Gold	Julia Henderson	Alan Jerome
Brenda Goode	John Henderson	Janet Jerome
Peter Goode	Martin Herbert	Jackie Johnson
Brian Goodwin	Robin Herron	Benjamin Johnson
Kieron Goodwin	Chris Hibbitt	Kay Johnson
Ross Gordon	Wendy Hibbitt	Rory Johnston
John Gowen	Susan Hibbitt	Steve Jones
Caroline Grech	Stephen Hibbitt	Christopher Jones
Simon Grech	Rod Higginbotham	William Jordan
Kevin Green	Andrew Hill	Patricia Joyce
Eleanor Green	Allan Hinchliffe	Derek Judd
Valerie Green	Elaine Hinchliffe	David Judd
John Green	Robert Hinde	Stuart Kaye
B W Green	Laura Hinde	Paul Keaney
Paul Green	Hollie Hinde	Ann Keetch
Julie Greenhill	Malcolm Hindmarsh	Gloria Kelly
Peter Gresham	Sarah Hingston	Mike Ketley
Daniel Griffin	Charles Hingston	Ketley
Tracy Groom	Carl Hitching	Tom Key
Anthony Groves	Joyce Hodges	Kiddier
Janis Groves	Jerome Holland	Susan King
David Grubb	Michael Holmes	David King
Emma Grundy	Stephen Holt	Andrew King
Terrie Grundy	Gillian Holtom	Donald King
Paul Grundy	Sarah Honour	Graham King
Gareth Gunning	Stephen Hook	Lynda King
Rosalind Gunning	Rachael Hopkins	Christine King

Claire, Martin & Matthew Gwilliams	Reza Hossain	Eric King
Colin Haldane	Raymond Hovell	D King
Janice Haldane	Margaret Howard	Thomas Kinloch
David Hale	John Howard	Rita Kirby
Cathryn&Neil Hamblin	John Howden	Colin Kirkby
Jane Kitteridge	Tim Loveday	Ashley Meacock
Adam Kitteridge	John Lyon	Ian Mercer
Philip Knight	Judith Lyons	Kate Middleditch
Pam Knott	Craig Macher	Steve Middleditch
Stephanie Kober	Elliot MacInnes	K Miles
G Kugan	Sophie MacInnes	Lance Millane
Ranjith Kuzhupilly	Carol Mahoney	John Miller
W G Kyle	Jonathan Mallender	Frank Miller
M S Kyle	J Mallet	Elizabeth Miller
Gary & Kim Ladlow	Lee Mallett	Dorothy Miller
Riche Lallyette	Celine Mallett	Chris Mills
Leon Lallyette	Gerald Malton	Sarah Mills
Marney Lamb	Annabel Malton	Margaret Milner
Dawn Lamb	Les Mann	Michael Mitchell
Jade Lambert	Gary Manning	Sally Mitchell
Dean Lambert	John Manning	Steve Mongelard
Peter Lane	Sharon Manning	Samantha Monk
Peter & Judith Latter	R Marchal	Rose Moore
Peter Latter	Faith Marchal	Stuart Moore
James Lawrence	David Marcus	Charlotte Moore
Sofie Lawrence	Ronald Marlow	Simon Moore
Katie Lay	Pauline Marlow	Emily Moore
Lisa Le Besque	John Marnoch	Jennifer Moore
Charles Le Besque	Helena Marnoch	Sergio Morena
Richard Lee	Peter Marriage	Lisa Morena
Caroline Lee	Angela Marriage	Yuko Moriyama-Wiffen
Sarah Leech	Simon Marriage	Geoffrey Morris
Jonathan Legg	Robert Marsello	Elizabeth Morris
Bruce Lemmon	Roy Marshall	Robert&Valerie Morris
Iain Lennox	Jan Marshall	D Moss
Verity Leonard Hill	Christopher Marten	Mr Marriage
Gary Leone	Charles Martin	Manda Mullen
Rachel L'Estrange	Alan Martin	Paul Mullen
L'Estrange	Ann Martin	Georgina Mullen
Peter Lewington	Ken Martin	Mark Mullens
Joyce Lewis	Wendy Martin	Richard Munnery
Aimee Lewis	Susan Massey	Karin Munro
Mary Lewis	Sarah Massey	Patricia Murphy
Jonathan Lewis	Andrew Massey	Jim Murray
Andrew Lilley	Massie	Linda Nelson
Jennifer Lilly	Selina Matthews	Brian Newland
Stuart Lipscombe	Stephen May	Lillian Newland
Karen Littlechild	Carol May	Peter Newland
Mary Littleson	Helen Maynard	Anne Newland
Michael Littlewood	Sian Mayo	Ellie Newman
Janet Littlewood	McCall	Anita Nice
Shaun Lloyd	Emma McCall	Ian Nicholls
Liisa Dorothy Lloyd	John McClellan	Sandra Nicholson
Denis LLoyd	Sonia McComb	L Nicholson
Gillian Lodge	Audrey McDowall	Mary T Noakes
leslie Lodge	R McDowell	Neil Nokes
Christopher Lodge	Kenneth McGeorge	Marilyn Nolan
David Lodge	Sheila McGibney	Mark Nolan
Nick Long	Alan McGibney	Ines Nunes
Jeff Long	Julie McHale	J & S Nyari
Charlotte Lord	Elizabeth McLaughlan	Pete Oakley
Peter Lord	Kevin Mcloughlin	Katherine Oakley
Deanna Loveday	P McMillan	Phil Oakley
Alison Loveday	Richard Mcturk	Michael Ogles

David Oliver	Jacky Pitwood	Sam Rowe
Temi Olure	Ian Plimmer	Alan Royle
Robert Open	S Plouvier	Elizabeth Royle
Celia Open	Richard Plummer	Peter Russell
Bernard Oram	John Polyblank	Amanda Russell
Lee Orford	Irene Porter	Ruszkiewicz
R Oscroft	Andrew Porter	Helen Ryan
Sean O'Sullivan	Robert Potter	Philip Ryan
Margaret Otter	Christine Potter	Colin Rye
Angela Oviedo	Josephine Poulteney	Lorraine Sach
Elfed Owen	Alun Powell	Shyy Sachdev
Sarah Owen	Margaret Powell	Mark Sadler
Marvyn Owen	Mary Power	John Salmon
Michael Page	Peter Power	Peter Salvatore
Antony Palmer	Olivia Power	Rachel Sargeant
J Palmer	Charlotte Power	Raymond Sargent
Trevor Palmer	David Price	David Savage
Roger Parfitt	Michelle Purkiss	Janet Savage
Lisa Parfitt	David Rackham	Louise Schier
Marc Parish	Graham Randall	Renato Schmid
Derek T Park	Jonathan Randell	Mary Schmid
Andrew Parker	Hannah Randell	Lesley Sclater
John Parling	Gregory Ratcliffe	Edward Sclater
John Parr	Alison Ratcliffe	Christine Sclater
Rhonda Parrish	Matthew Rawson	Jade Scorer
John Parry	Christine Ray	Brian Scott
Lesley Parry	Michael Rayner	Yvonne Scott
Judith Parton	Pek Huang Rayner	Joanne Scott
Nick Parton	Jill Readings	Tony Seaman
Martin Pasmore	Donald Reed	James Selby
Christopher Pastakia	Steven Reeve	Juliet Sharman
Wendy Patching	Alison Reeve	Christopher Sharman
Karen Payne	E E Reeves	Joanne Sharman
A Peain	Susan Reincke	Sharp
E Peain	E Rhodes	C A & J B Sharpe
Peter Pearce	Elaine Richbell	Alison Shaw
Janet Pearson	Helen Riddington	Christopher Shaw
Peter Pegg	Ray Ride	Valerie Shepherd
Andrew Pegg	Nora Ridley	Lawrence Shipman
George Pembroke	Kevin Ripton	Laura Shipman
Roger Pendrill	Ronak Robert	Jacqueline Short
Christine Pendrill	Isabella Roberts	Graham Siegwart
Richard Pennicard	John D Roberts	Ann Skippers
Mark Perkins	M Roberts	Stephanie Smith
Carol Perkins	Enid Roberts	Martine smith
Nigel Perks	Lance Roberts	Graham Smith
Miles Petchey	Andrea Robertson	Honoria Smith
Freya Petchey	Edith Robertson	Joan Smith
Jean Pettit	Rachel Rodgers	Rosemary Smith
Terry Pettit	Marion Rodie	Peter Smith
C Philpot	Elizabeth Roe	Rosemary Smith
Tan Phuong	J Roe	Pauline Smith
Michael Pickard	Geraldine Roe	Adrian Smith
Hilda Pickard	Kim Roig	Rosalind Smith
Melanie Pimm	Maria Rolfe	P Smith
Judith Pinkerton	Stephen Rose	Wendy Snook
David Pinkerton	Michael Rose	Frank Spears
Doug Pinkney	Sushma Rose Goodridge	P Spellman
Graham Pitwood	Colin Rowe	Keith Spiller

Andrew Sosin	A Towns	Christine Weir-Ewing
David Southwick	Martyn Towns	Stephen Wells
R Speakman	Yvonne Towns	Jill Welsh
Matt Spinks	Russell Townsend	Mark Wenborn
David Stacey	Tim Tranquada	Graham Wensley
Barbara Stacey	Margaret Tranquada	Jonathan Weymouth
Lucie Stanley	Allan Trigg	David Wheatley
A W Starling	John Trusler	Neil Wheeler-James
Mary Steadman	Amanda Tunbridge	Mark Whitfield
Norman Steed	Jayne Turner	Kathleen Whitfield
Sheila Stemp	Christopher Turner	John Whitlock
Kevin Stemp	Karen Tween	T Whitney
Terence Stemp	Lauren Tween	Robert Whitten
Margaret Stiling	David Tyler	Neil Wiffen
Jean Stirland	Jan Ullmer	Richard Wilks
Fiona Stirling	Julie Vale	Rosemarie Wilks
Pauline Stock	Kathryn Varley	Barbara Willcox
David Stock	Richard Vass	Rachel Willcox
Emma Stonehouse	Helen Vass	Margaret Williams
Paul Strudwick	Paul Ventress	John Williams
Janine Strudwick	G E Vint	Duncan Williamson
Wendy Stubbings	T Virgo	Daniel Willis
Susan Sullivan	Brian Voisey	Tom Willis
E Symkiss	Christine Voisey	David Wilshin
Wendy Talley	Doreen Wainman	Angela Wilshin
Lawrence Tattersall	Lee Wainwright	Scott Wilson
Gavin Taylor	Anne Walden	Eric & Ruth Windeler
Malcolm Taylor	Paul Walentowicz	Barry Winter
Jenni Taylor	Helen Walker	Alan Wood
Paul Taylor	Wendy Walker	Marina Wood
John Taylor	Michael Walker	Barry Wood
Hilary Taylor	David Walker	James Woodrough
Rachel Thomas	Annette Walker	Brian Worboys
Malcolm Thomas	Chris Waller	Geoffrey Woricker
Gillian Thomas	Teresa Waller	Jeffrey Worvell
David Thomas	Sara Ward	Keith Wren
Thomasin - Foster & Wilkinson	Sam Ward	Jean Wrenn
Ian Thomasson	Anthony Ward	Denise Wright
Derek E Thompson	Joyce Warner	B Wright
Gordon John Thomson	Edward Warner	Marie Wynn
Angela Thomson	Keith Warrington	Andrew Young
David Thwaites	Robert Waters	Ricky Zanco
Valerie Tighe	Dennis Watts	Kirstie Zanco
John Tilsley	Carole Watts	Irene Zeller
Robert Tipper	Elizabeth Watts	Alan Zeller
Todd	Ian Weatherley	
Michael Townley	Simon Webb	
Rita Townley	Sharon Webb-Johnson	

Issues and Options – List of Developer/Land Owners who made representations

Aquila Developments
Bernard Le Claire and Osiris Trustees Ltd
Bloor Homes Eastern
Bolton Farms
Bovis Homes Limited (South East Region)
Chelmsford Land Ltd
Cliffords Ltd
Cogent Land
Crest Nicholson Operations Ltd
CZ LLP
Eastern Approaches Investments Ltd
Galleywood Equestrian Centre
Genesis Housing Association
Gladman Developments
Hammonds Estates LLP
Hill
Hopkins Homes
J & A Lyon and Mr Britcher
King Edwards VI Grammar School Foundation
New Hall Properties (Eastern) Ltd
Persimmon Homes Essex
Redrow Homes
Rentplus
Richborough Estates
Robert Brett & Sons Ltd
Rosehart Properties Ltd
RVL Properties Ltd
Stonebond Properties Ltd
Talyor Wimpey East London
Taylor Wimpey Strategic Land
Threadneedle, Hanson, CZ
Van Diemans Property Company
W & H Marriage & Sons Limited
Waitrose
Writtle College

Appendix B

Appendix B	Preferred Options Feedback Report
	Introduction and Summary of Consultation How to Use This Document Overview of the Main Issues Raised Summary of Comments and Council Response/Action Appendices including Consultation Material
Appendix Bi	Preferred Options List of Respondents

REGULATION 22 - APPENDIX B

Chelmsford Local Plan

Evidence Base Document

Preferred Options Consultation Document - You Said, We Did Feedback Report

January 2018

Chelmsford Local Plan

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i Introduction and Summary of Consultation

Introduction

i.1 The Chelmsford Local Plan Preferred Options consultation ran from 30th March 2017 to 11th May 2017. This document presents a summary of the consultation process and the key comments received. It also sets out how the City Council have taken the key comments into consideration and the main changes made to the Local Plan (or Pre-Submission version) as a result.

i.2 This 'You Said, We Did' Feedback Report supports the Pre-Submission Local Plan consultation and follows on from the Preferred Options Feedback Report published in September 2017.

i.3 A separate document containing responses to comments made relating to the Local Plan traffic modelling reports (dated March 2017) has also been prepared by the Council's traffic consultants, Ringways Jacobs/Essex Highways. This is available on the Council's website.

Purpose of the Preferred Options Consultation

i.4 The Local Plan - Preferred Options consultation was the second formal stage in the preparation of Chelmsford City Council's new Local Plan. The consultation document identified land for the provision of new housing, jobs and schools as well as areas for protection. It also included new policies to help determine planning applications.

i.5 We published the Local Plan – Preferred Options for consultation for six weeks. This consultation also covered the Sustainability Appraisal which assessed the proposals against a range of social, environment and economic indicators, and the Habitat Regulations Assessment which assessed whether the draft Local Plan will adversely affect a European habitat site. We undertook consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Purpose of this Document

i.6 In this feedback report, we set out the consultation feedback received on the Preferred Options document from a wide variety of groups and individuals including:

- Residents
- Developers
- Landowners and their agents
- Businesses
- Statutory bodies such as other utilities, local authorities and Parish/Town Councils.

i.7 This document includes:

- Details of the scope of the public and stakeholder consultation undertaken
- A summary of the consultation procedure

- Numbers of comments received
- Summaries of the key issues raised, and
- Provide a Chelmsford City Council (CCC) response/action to the key issues raised.

i.8 Comments made on the Sustainability Appraisal and Non-Technical Summary, and Habitats Regulations Assessment, are summarised in a separate report.

i.9 You can read all the consultation responses in full on our Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult

Summary of Preferred Options Consultation

i.10 We undertook a comprehensive programme of consultation during the formal consultation period from 30 March to 11 May 2017. This followed (and exceeded) the requirements of the Council's Adopted Statement of Community Involvement (March 2016).

i.11 The package of documents published on 30 March comprised:

- Preferred Options Consultation Document
- Consultation Guidance Notes
- Accompanying Sustainability Appraisal and Non-Technical Summary
- Habitats Regulations Assessment.

i.12 This package of documents was placed on deposit in the following locations:

- CCC Customer Service Centre in Chelmsford
- 10 libraries in CCC's area, 5 in adjacent districts/boroughs, and the mobile library serving the Chelmsford area
- The Council notified more than 7,000 contacts registered on its Consultation Portal. These included public, statutory agencies such as Essex County Council and Parish Councils, utility companies, businesses, interest groups, and voluntary and community bodies. CCC's Citizens' Panel, Council Members and staff were also notified. A list of consultee organisations is attached at Appendix 1.

i.13 We arranged a number of consultation events:

- Public drop-in exhibitions at 13 venues, and presentations to some parish annual meetings, engaging directly with more than 2,400 people
- A Member and staff drop-in
- Officers made presentations including to the Essex development industry, Chelmsford Civic Society, Chelmsford Business Board, and Anglia Ruskin University
- Targeted engagement with the Parish/Town Council Forum, and Agent/Developers Forum.

i.14 We produced printed materials and advertisements, as follows:

- Public notice in a local newspaper
- Posters distributed to Parish/Town Councils, CCC offices and leisure facilities, post offices, doctors' surgeries and local shops
- Summary leaflets widely distributed, in addition to being handed out at Chelmsford and South Woodham Ferrers railway stations at peak periods
- Adverts/articles in Business Forum Newsletter, Moulsham Times, Chelmsford Times, South Woodham Focus, Writtle News, Essex Life, Parish Life, and retail offers booklet
- Press releases and Tweets.

i.15 The main consultation materials are attached at Appendix 2 - Appendix 15.

Call for Sites

i.16 In addition to the consultations, the Council undertook a Call for Sites to identify available land for all types of uses and to establish what land could potentially be made available in the future. Around 30 further sites were submitted through this process. These have been assessed through the updated Strategic Land Availability Assessment (SLAA) published in September 2017.

Next Steps

i.17 All responses have been considered in detail and used to help inform the next stage of the new Local Plan – Pre-Submission document. This is alongside discussions with infrastructure providers about their services such as education, engagement with neighbouring authorities about strategic cross-boundary issues, and completion of evidence studies including traffic modelling, green infrastructure, community infrastructure levy, and flood risk. The Pre-Submission Local Plan also needs to reflect national guidance.

i.18 We report progress on the Local Plan to our Development Policy Committee. You can view meeting papers at
www.chelmsford.gov.uk/your-council/committees-and-meetings/committees-and-panels/?entryid1080=26450

ii How to use this document

ii.1 A total of **2,803** comments were received to the consultation from **1,685** different respondents. These respondents are from a wide variety of groups and individuals including residents, developers, landowners and their agents, businesses and statutory bodies such as other local authorities and Parish/Town Councils.

ii.2 People could respond to the consultation in a number of ways. They could respond directly to the document and comment on any paragraph, table or figure; these are recorded in the table below as responses to the Preferred Options Document.

ii.3 Alternatively, people could use a simpler form with questions about different parts of the document; these are recorded in the table below as responses to the PO Questionnaire.

ii.4 People had a choice of making their comments by e-mail, writing a letter/sending a paper copy of the questionnaire, or using the Council's Consultation Portal. The table below gives a breakdown of how responses were received for the PO Document and the PO Questionnaire.

	PO Document	PO Questionnaire	Totals
Email	1,124	41	1,165 (41%)
Portal	876	490	1,366 (49%)
Letter	78	194	272 (10%)
TOTAL	2,078	723	2,801

Format of this document

ii.5 There is a high level overview of the main issues made to the consultation at the beginning of this document. Following this a summary of the responses made to the consultation are set out in the same order as the Preferred Options Consultation Document. For each section/site/policy there are tables covering the 'main issues' raised by respondents to that section/site/policy. Within the tables comments are not always attributed to a specific respondent as the purpose of the document is to identify the main issues raised. However, where detailed comments have been made by a statutory body, developer/landowner, or a neighbouring council consulted by the Council, we have tried to identify the body making the comment, along with the reference number of the comment. All other comments are in the main a summary of the main issues made from members of the public.

ii.6 The summary of responses box is followed by a Council Response/Action box. This summaries the Council's main responses to the comments including main changes made to the Pre-Submission version of the Local Plan as a result.

ii.7 For the questionnaire, question numbers do not necessarily correspond with the document

section numbers in the consultation document. For example, Question 8 invited comments on the introductory sections (Sections 1 and 2) to the document and the appendices. Please see the table below which shows which question addresses which section of the document:

Number	Question	Part of the document question relates to
Question 1	Do you agree with the Strategic Priorities?	Section 3
Question 2	Do you agree with the Vision?	Section 4
Question 3	Do you agree with the Spatial Principles?	Section 4, Strategic Policy S1
Question 4	Do you agree with the Strategic Policies that set out how future development will be accommodated?	Section 5, Strategic Policy S2 to S7 Section 6, Strategic Policy S8 to S15
Question 5	Do you agree with the Site Allocation Policies that set out where future development growth will be focused?	Section 7 (all site allocations)
Question 6	Do you agree with the other Local Plan Policies that cover housing, employment, the environment and design?	Section 8 Section 9
Question 7	Do you agree with the Proposals Maps?	Section 11
Question 8	Do you have any comments on other sections of the Local Plan Preferred Options Consultation Document and its supporting Evidence Base?	Section 1, Section 2, Section 10, Appendix A to Appendix E
Question 9	Do you wish to comment on anything else?	Whole document

Main issues tables

ii.8 The main issues tables look like the table below, which explains what is included in each one:

Policy/Site Title and Number
Support
Comments from respondents who selected 'yes' to the question
Against
Comments from respondents who selected 'no' to the question
Other
Comments from respondents who selected 'other' to the question, or who did not select an option
Alternatives considered
Other sites or alternative proposals suggested by respondents
Site Promoter
Comments made by the site landowner or their agent

ii.9 For some sections/sites/policies, we received no comments. We have stated this where applicable.

ii.10 Figures are included at the start of each question summary. The first row shows the number of responses received to the question, how many selected yes, how many selected no, and the number of people who did not answer the question. The last row shows how many people also made a written comment.

ii.11 The figures are the combined total of those responding to the PO Document and the PO Questionnaire.

ii.12 You can read all the responses in full on CCC's Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult

ii.13 You can also read a guide on how to view the comments at www.chelmsford.gov.uk/preferred-options (Select Stage 2. Preferred Options).

ii.14 There may appear to be a mismatch in some of the figures. These are for the following technical reasons:

- Most questions invited a yes or no response, and then gave space for comments to be made. However, some people did not tick either box, but still made a comment.

- Responses to Question 9 covered a wide range of topics. People were invited to select a type for their comment – by selecting support, object or other. However, not all respondents made this choice, so where no box was ticked the comments have been recorded as 'other'.
- Question 9 also invited comments on anything else not covered elsewhere. Where it was clear which section/site/policy of the document the comment related to an additional table covering the responses to question 9 can be found below the main figures table.
- The Question 9 tables all have a row titled 'Further comments made to Q9'. These are comments which cannot be attributed to any part of the document. The most common example being 'see attached document' and the attachment related to a comment they had made to a previous section/site/policy. These results have not therefore been added to the responses to the specific section/site/policy, to avoid double counting, but for completeness are shown.
- Where people replied using the PO Document, they will have been given a representation number for each comment they made. Where people replied using the PO Questionnaire, they will have one representation number even though they may have covered a number of subjects.

ii.15 Some comments received were considered to be inadmissible due to their content, which may be contrary to the Council's duty to avoid any form of discrimination. The inadmissible parts of the comments have been removed but any remaining part of the comment has been recorded and summarised. This accounts for 113 responses to the PO Document and 26 for the PO Questionnaire.

Council Response/Action Box

ii.16 This provides a Council response to the main issues raised in the comments including details of where changes have been made to the Local Plan as a result. Not every main issue has a response/action, but please rest assured that all main issues have been carefully considered.

iii Abbreviations

Table 1 : Abbreviations used throughout this Document

AQMA	Air Quality Management Area
CCC	Chelmsford City Council
CCG	Clinical Commissioning Group
ChART	Chelmsford Area Bus Based Rapid Transit
CIL	Community Infrastructure Levy
CNE Bypass	Chelmsford North East Bypass
DSB	Defined Settlement Boundary
DTC	Duty to Cooperate
ECC	Essex County Council
EEFM	East of England Forecasting Model
EPOA	Essex Planning Officer Association
GEML	Great Eastern Main Line
GTAA	Gypsy and Traveller Accommodation Assessment
HMA	Housing Market Area
HMO	Houses in Multiple Occupation
HRA	Habitat Regulations Assessment
IDP	Infrastructure Delivery Plan
IO/IOCD	Issues and Options Consultation Document
LDF	Local Development Framework
LP	Local Plan
LPAs	Local Planning Authorities
MPA	Minerals Planning Authority
MRA	Minerals Resource Assessment

MSA	Minerals Safeguarding Area
NCAAP	North Chelmsford Area Action Plan
NHS	National Health Service
NP	New Plan
NPPF	National Planning Policy Framework
NPPTS	National Planning Policy for Traveller Sites
OAN/OAHN	Objectively Assessed (Housing) Needs
PM	Proposals Map
PO/POCD	Preferred Options Consultation Document
PO LP	Preferred Options Local Plan
PPG	Planning Practice Guidance
PPTS	Planning Policy for Travellers Sites
PRoW	Public Right of Way
PS LP	Pre-Submission Local Plan
PTP	Personalised Travel Planning
RAMS	Recreational Disturbance Avoidance and Mitigation Strategy
RDR	Radial Distributions Road
SA/SEA	Sustainability Appraisal/Strategic Environmental Assessment
SAC	Special Area of Conservation
SFRA	Strategic Flood Risk Assessment
SGS/SG site	Strategic Growth Site
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SP	Spatial Principles
SPA	Special Protection Area

SPD	Supplementary Planning Document
SRA	Specialist Residential Accommodation
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage Systems
SWF	South Woodham Ferrers
TCPA	Town and Country Planning Association
TLRN	Transport for London Road Network
UAB	Urban Area Boundary
VDS	Village Design Statements
WLP	Waste Local Plan
WRR	Western Relief Road

iv Overview of the main issues made

iv.1 The summary below provides an overview of the main issues raised in the consultation responses received to the Preferred Options Local Plan.

iv.2 The main issues are;

- Overall support for the Local Plan's aim to meet the City's full development needs, to develop on brownfield sites and to deliver high quality and well planned new development
- There is also support for the Council's ongoing engagement with other councils and key organisations in the production of the Local Plan. Some Duty to Cooperate matters (i.e. unmet housing needs) have been raised by other Local Planning Authorities.

Strategic Priorities and Vision

- There is broad support for the Strategic Priorities with 'Delivering New and Improved Strategic Infrastructure' drawing a high level of comments focusing on transport provision, transport modelling to support the Local Plan, funding and the timely delivery of new infrastructure
- The Plan Vision is generally supported although some suggested changes are put forward by respondents.

Spatial Principles and Spatial Strategy

- There is broad support for the Spatial Principles and continued support for the protection of the Green Belt, although some objections to development on the open countryside and higher grade farmland were raised
- There is also general support for the Spatial Strategy
- There has been a number of new and alternative sites put forward by developers/landowners for consideration.

Transport and Infrastructure

- While there appears to be a general recognition of the need for more housing and jobs, there is concern over whether Chelmsford could cope with further growth given existing problems especially with traffic congestion and infrastructure capacity
- There is support for the promotion of sustainable travel methods such as walking and cycling but concerns are raised about how feasible and deliverable these will be in some areas
- There is general support for the investment and improvements to key infrastructure such as A130, A12, CNE Bypass and Beaulieu Park Railway Station, although some concerns are raised in regards to the funding of these schemes and how this would impact the delivery of infrastructure
- Some respondents would also like assurances that supporting infrastructure including schools, health facilities, roads and public transport will be provided in advance or alongside new development.

Policies

- Requests for clarifications, more detail and greater justification of the proposals within the Plan have been made and suggested changes including some new policies. Overall there is general support for most of the strategic and general development policies with the vast majority of policy objections received against the specific site allocations.

Allocated Sites

- There is notable opposition to sites at Meteor Way (Site 1c), North of Gloucester Avenue (John Shennan Playing Field) (Site 1e), West Chelmsford (Warren Farm) (Site 2), North of South Woodham Ferrers (Site 8), Great Leighs (Moulsham Hall and North of Great Leighs) (Site 5) with much of the opposition related to concerns over traffic and congestion, loss of agricultural land and open space, flooding, infrastructure and the scale of development proposed. There is also some support for the development proposals.
- Promoters of allocated development are mainly confirming that their sites and site policy requirements are deliverable although some are requesting consideration of higher quantums and larger site areas including NE Chelmsford (Site 4).
- There is some concern that a new settlement at Hammonds Farm has been rejected and requests for this site to be reconsidered.

Evidence Base

- Some concerns have been raised in regards to the scope and robustness of the evidence base and data used to support the Preferred Options Local Plan.

Proposals Map

- Some comments have been received on the Proposals Map including suggested changes to proposed notations and designations such as Defined Settlement Boundaries and open spaces and suggested new notations such as flood zones.

Consultation

- Finally, there is some criticism regarding the consultation including accessibility of information and the process for making comments using the online portal.

1- Introduction

About this document

Responses to Question 8 - Do you have any comments on other sections of the Preferred Options Consultation Document and its supporting Evidence Base

	Number of responses	No response
1. Introduction	3	2,798
Further comments made to Q8	84	2,717

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
1. Introduction	49	8	25	16	2,752
Further comments made to Q9	174	14	45	115	2,627

ABOUT THIS DOCUMENT
Support
• Development specified in the LP will create business opportunities (Mid-Essex Business Group PO1288) • Support view that having no growth in Chelmsford cannot be an option and agree that the new LP represents an opportunity for local communities to plan development proactively (Hammonds Estates LLP PO1939).
Against
• Current issues in Chelmsford include traffic, litter, poor public transport services, lack of car parking, flooding, lack of infrastructure, over burdened services, overcrowding and poor traffic light operations. These need to be addressed before additional development can be implemented • The LP is unbalanced and does not give sufficient weight to employment, economy, industry and infrastructure development

ABOUT THIS DOCUMENT
• Concern development will lead to additional congestion, overpriced housing, lack of infrastructure, inadequate health care and inadequate education provision • There is too much focus on building new communities in green areas as opposed to focusing on the needs of the existing communities • CCC have ignored promises to build houses after the CNE Bypass and railway station have been built.
Other
• Suggestions to improve transport infrastructure: CNE Bypass is a dual carriageway; modify General Lane junction to become part of the A12 Boreham junction; implement a tram/monorail; construct an outer orbital road that connects the CNE Bypass to A12 (Mid-Essex Business Group PO1288) • Confusion as to why base date for development needs for LP is from 2021 in IOCD but from 2018 in PO (Hammonds Estates LLP PO1939) • CCC to be mindful of future growth past 2036 and note importance of making the plan process transparent during all consultation stages (Hammonds Estates LLP PO1939) • Concern that PO does not explain clearly enough how CCC have arrived at their decisions (Hammonds Estates LLP PO1939) • The wellbeing of existing residents/communities needs further consideration • Provide more information about the site selection process • Ensure houses are well developed and of a decent size • The map detailing the CNE Bypass is unclear • The reference to Chelmsford being a vibrant and attractive place is outdated • Consider impact of Brexit and develop Chelmsford to support an optimal population as opposed to catering for overcrowding • Amend Paragraph 1.6 to say "It also identifies sites in the Minerals and Waste Local Plans and Mineral Safeguarding Areas" (Essex County Council PO1518).
Alternatives considered
• Adopt a policy to deter development on flood plains (Mid-Essex Business Group PO1288) • Consider implementing a restrictive policy on converting offices to housing and leasing land pockets to encourage the development of small/medium businesses (Mid-Essex Business Group PO1288).

Council Response/Action

- General comments and support have been noted
- New reference included to refer to Mineral Safeguarding Areas following response from Essex County Council (PO1518)

- More background information on the preparation of the PS LP will be contained within a series of topic papers
- PS LP is supported by an extensive evidence base
- Many policies have been updated/amended - please refer to relevant sections in this feedback report
- The Key Diagram and Proposals Map have been updated in order to make notations clearer and to reflect changes to the LP
- General comments have been noted.

What stage are we at?

WHAT STAGE ARE WE AT?
Support
No main issues.
Against
• Though LP includes plans for primary education, it lacks plans for secondary education.
Other
• Clarify as to whether the North Western Relief Road remains an option (There is a reference to it in the Transport Report).

Council Response/Action

- The Western Relief Road has not been taken forward as an option for this LP.
- Re-wording and inclusion of new text/diagram to reflect the current plan making stage (i.e. PS LP)
- Secondary education has been carefully considered in consultation with the Local Education Authority and appropriate provision is made within the LP.

What else needs to be considered?

WHAT ELSE NEEDS TO BE CONSIDERED?
Support
• Several LPAs welcome the opportunity to continue to work with CCC through the DTC (Essex County Council PO1517, Brentwood Borough Council PO1048 and Basildon Borough Council PO539) • Support for paragraphs 1.24-1.33 and the strategic issues/priorities (Essex County Council PO1517, PO1518) • Support for CCC's engagement with other councils and key organisations.
Against
• Many do not want change or development and there is concern about how successful the LP will be • Highway junction modelling for SWF should use 7-9am peak period • Public would like details of where the HRA advice can be found and what advice has and hasn't been included in the plan.
Other
• Further consideration should be given towards the impact of development on highways network and the unmet needs of Gypsy and Travellers (Basildon Borough Council PO539) • CCC should consider other local councils' housing needs (Gladman Developments Ltd PO1600, Hammonds Estates PO1939) • MSAs are not identified on the Proposals Map as stated (Essex County Council PO1518) • Suggest there is no need to repeat planning validation requirements in specific site allocation policies. Developers Guide to Infrastructure Contributions should be used to shape pre-application discussions (Essex County Council PO1519) • Calls for detail on how the referendum will be communicated to local communities • Public would like details of discussions with key partners.

Council Response/Action

- General comments and support have been noted
- Re-wording to update the text to reflect the current plan making stage (i.e.PS LP)
- New text added to reflect the recent Government consultation on a standarised method for calculating housing needs

- Inclusion of new wording related to duty to cooperate to provide clarification following responses from members of the public
- Amendment to text to provide an update in regards to the LP evidence base
- Change of wording to update text and reflect changes since the PO LP was published
- Junction Modelling to support the PS LP takes into account the earlier peak hours in SWF when looking at traffic impacts
- General comments have been noted.

How to comment

HOW TO COMMENT
Support
• Support for the comprehensiveness of the consultation • The PO consultation is fair and balanced, addressing the complicated issue of designating future development whilst adopting clear concise policies.
Against
• The consultations for the LP were not well publicised • There were errors in the paper questionnaire, e.g. missing tick boxes • The website and portal are difficult to navigate and not user friendly • The language used in the LP is technical and full of jargon making it difficult to comprehend • Many statements in the questionnaire were "bland" and expecting simple yes/no answers, making it difficult to complete • The volume of information featured in the LP was too much for some residents to understand and comment on.
Other
• CCC should number bullet points, show heritage assets on maps and make greater distinction between settlement boundaries and site boundaries (Historic England POQ588) • Suggest that CCC utilise social media platforms to raise awareness of future consultations • A simpler questionnaire with simpler language would have been preferable • The time frame for submitting a response to the questionnaire could have been longer • In addition to the consultation, proposals for development should have been communicated directly to residents living beside allocated sites

HOW TO COMMENT
• Unable to access the Consultation Guidance Notes document on-line • Unhappy that the online consultation portal was the only means of making comments to the City Council.
Alternatives considered
• Paper copies of consultation documents should be free of charge for residents of Chelmsford

Council Response/Action

- General comments on the consultation document and process have been noted and where necessary will be reviewed for the consultation on the PS LP
- The PO LP consultation exceeded the requirements of the Council's adopted Statement of Community Involvement (SCI)
- The Key Diagram and Policies Map have been updated in order to make notations clearer and to reflect changes to the LP
- Re-wording to update the text to reflect the current plan making stage
- LP documents are available to free of charge online and to view in deposit locations. Paper copies are available to purchase in order to recover printing costs.

What happens next?

WHAT HAPPENS NEXT?
No comments provided.

Council Response/Action

- Re-wording to update the text to reflect the current plan making stage (i.e. PS LP).

2- About Chelmsford

Population

Responses to Question 8 - Do you have any comments on other sections of the Preferred Options Consultation Document and its supporting Evidence Base

	Number of responses	No response
2. About Chelmsford	8	2,793
Further comments made to Q8	84	2,717

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
2. About Chelmsford	42	3	24	15	2,759
Further comments made to Q9	174	14	45	115	2,627

POPULATION
Support
• Acceptance that population will increase and development needs to take place to accommodate future growth.
Against
• Rate of growth is related to net migration which is anticipated to drop by 2/3 after Brexit. This is not accounted for in the LP.
Other
• Consider provision for an optimal population as opposed to an overcrowded population • Population rises need to be planned properly. Schools, GPs, roads, recreational space, public transport, cycle storage to be in keeping with population increase and more cycling and walking paths are needed.

POPULATION
Alternatives Considered
• LP should include a policy dealing with housing for older and vulnerable people to support schemes in sustainable settlements (Gladman Developments Ltd. PO1644)

Council Response/Action

- General comments and support have been noted
- The PS LP is supported by an extensive evidence base including demographic studies
- No changes required to this section. Other policies in the plan cover infrastructure and service requirements to support new housing and growth.

Regional Context

REGIONAL CONTEXT
Support
• Support of the North and Central Essex Strategic HMA (Brentwood Borough Council PO1042) • Support work to promote sustainable growth with the necessary supporting infrastructure following the strategic objectives (Essex County Council PO1520, Hammonds Estates LLP PO1944) • Support that although Chelmsford is not part of the shared strategic plans, the LP is incorporating relevant aspects from the 'Section 1' of the joint strategic plan into their own policies, objectives and allocations (Essex County Council PO1520, Colchester Borough Council POQ522, Tendring District Council POQ523).
Against
• Data provided in Table 7 needs to be amended in accordance with migration reduction predictions following Brexit • CCC to consider providing the new/improved infrastructure prior to the housing development • Concern that Chelmsford are not involved in the shared strategic plan due to mismatch of scheduled will cause LP to be less effective • Consider additional investment to the provision of community services for older residents - concern in particular for medical provision

REGIONAL CONTEXT
• Strategic growth of North and Central Essex area should not be compromised by OAN aims (Gateway 120, Cirrus Land LLP POQ550) • CCC has failed to allocate coordinated development in conjunction with the emerging Braintree District Council LP (Gateway 120, Cirrus Land LLP POQ550) • The LP fails to satisfy objectives in the Memorandum of Co-operation with ECC, Colchester Borough Council and Tendring District Council in relation to Strategic Objectives across the sub-region (Gateway 120, Cirrus Land LLP POQ550).
Other
• The increase in population will create a need for additional health provision which need to be accounted for in the LP (East Hanningfield Parish Council POQ401) • CCC are encouraged to continue engaging with LPA's via the Cooperation for Sustainable Development group (Epping Forest District Council PO1485) • The LP fails to satisfy objectives within the 'Memorandum of Co-operation: Collaboration on Strategic Priorities in North and Central Essex' (MOU), signed by North Essex Districts (Braintree, Colchester and Tendring), Essex County Council and Chelmsford City Council. This MOU explores the potential for new garden communities across the area and other strategic cross-boundary matters. CCC should consider allocating small scale sites for residential development (Cogent Land PO2207) • Careful consideration should be given to the location of major strategic development. Concern that there is a risk of CCC failing to reach housing targets due to developers stalling and delayed infrastructure (Hammonds Estates LLP PO1942) • Duty to Co-operate should include the potential impacts of recreational disturbance on the Crouch and Roach Estuaries SPA and the Essex Estuaries SAC (Natural England PO2170) • This section should reference the Beaulieu Park rail station development in order to recognise and maximise the potential benefits of the new rail station. Additionally, the consideration to make improvements to the A12 should receive greater recognition in exploring growth options for Chelmsford (Hammonds Estates LLP PO1944) • CCC to note that A12 corridor is overloaded and cannot support the rate of population growth without significant improvements. Consider widening the A12 to three lanes • Public have called for an additional area of cross boundary co-operation to be added as the natural and historical environment do not stop at local authority boundaries. • LP should look to extend further eastward to be consistent with Braintree, Colchester and Tendring's LPs (The North East Chelmsford Garden Village Consortium POQ513) • CCC should reference the Beaulieu Park rail station development in order to recognise and maximise the potential benefits of the new rail station. Additionally, the consideration to make improvements to the A12 should receive greater recognition in exploring growth options for Chelmsford (Hammonds Estates LLP PO1944).

Council Response/Action

- General comments and support have been noted
- Change of wording to strengthen text and provide clarification following responses that the wording was too technical and woolly from members of the public
- CCC together with other local authorities as part of the EPOA are preparing an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) in response to Natural England comments (Natural England PO2170)
- The PS LP seeks to meet Chelmsford's development requirements in full together with supporting infrastructure and, is supported by an extensive evidence base
- Highways England are responsible for the strategic road network. At this stage there are no proposals to widen the A12 to three lanes around Chelmsford, but the City Council is urgently working to bring this forward, including meetings with ECC, Highways England and Members of Parliament.

Local Context

LOCAL CONTEXT
Support
• Support the reference to the historic environment (Environment Agency POQ558).
Against
• Concerns that Broomfield hospital will not be able to cope with large number of people living in the area, especially if the hospital is to downgrade its facilities - including its A&E Department • General concern for the lack of plans for new/improved medical facilities • SWF should be included in Figure 3: Main commuting flows into and out of Chelmsford, and the northern inflow should include Dunmow and Felsted • Figure 6 does not show difference between grade 3a and grade 3b agricultural land classification giving incorrect impression that all grade 3 land is equally valuable. Location of grade 2 and grade 3 land is not clear. CCC cannot protect the best and most versatile agricultural land if its location is not known • Concern over what studies have been undertaken to ensure additional housing does not generate more areas of flooding or worsen existing flood areas • CCC should consider lowering the rent in the city to allow city workers to live in the city

LOCAL CONTEXT
• With additional work opportunities to be created, there is concern that not enough additional transport links are planned • Consider having more visible police officers in the city centre to tackle the increase of violent crime.
Other
• Consider building a Hindu temple and community centre to meet local need • Consider connected cycle paths, cycle highways, and elevated cycling hubs. Many people avoid cycling due to safety concerns. Consider a designated cycle/walking path from Broomfield hospital to town centre • There is little/no reference to support that will be provided to services including Police, Fire, Ambulance, NHS who will need to adapt with this development • Amend paragraph 2.24 as the current wording is not an accurate description of the traffic, congestion and parking conditions in Chelmsford • Add reference to the 19 scheduled monuments and 6 historic park gardens (Historic England POQ558).

Council Response/Action

- General comments and support have been noted
- New reference to the published Chelmsford Economic Strategy 2017 included in PS LP
- References to the transport evidence base are already covered elsewhere in the LP. In addition, the A1060 has not been included in the list of roads as it is not classed as a strategic route
- Update text to reflect rise in number of Green Flag accredited parks
- Additional wording included in PS LP related to agricultural land classification to provide further clarification and detail regarding the difference between Grade 3a and 3b land
- Inclusion of new wording related to schedules monuments and historic park and gardens to provide clarification following response from Historic England (POQ558)
- The PS LP is supported by an extensive evidence base related to developments needs and supporting infrastructure requirements including health, transport and flood risk
- Broomfield Hospital is a specific consultee and has not raised concerns about its ability to cope with future planned growth. The Council maintains a dialogue with the NHS and CCG on healthcare matters
- Other Emergencies Services have also been consulted on the LP and been involved in preparing the Infrastructure Delivery Plan
- Provision of Police Officers on the street is a matter for Essex Police
- Although the PS LP supports the development of new community services and facilities it cannot specify what type of place of worship must be provided.

Current and future role of Chelmsford

CURRENT AND FUTURE ROLE OF CHELMSFORD
Support
• Paragraph 2.41 should be a fundamental principle within the LP. In particular, there is support that future growth of Chelmsford should improve existing residents' quality of life.
Against
• The potential strategic road for west of Chelmsford should be included in the LP, not delayed until 2036-2050 • Concern that given the NHS is already under strain, it will not be able to deliver the care that should be provided for the current and future population.
Other
• Deliveries for Internet shopping are contributing to traffic. Consider encouraging alternative delivery strategies to reduce congestion • CCC to consider allocating sites to use beyond 2036 (Hammonds Estates LLP PO1945) • With regards to Paragraph 2.41, strengthen to also require assets to be actively enhanced.

Council Response/Action

- General comments have been noted.
- Re-wording made to include 'rich and diverse natural and historic environment' following responses to the consultation
- Change of wording to include 'protect and enhance' to be consistent with other policy wording changes
- The LP allocates sites that can be delivered within the Plan period
- The WRR is no longer a proposal within the LP or considered necessary to support development in West Chelmsford.

3- What are our Strategic Priorities?

Our Strategic Priorities

Responses to Question 1 - Do you agree with the Strategic Priorities?

	Number of responses	Yes	No	No response
Strategic Priority 1	287	189	98	2,516
Strategic Priority 2	286	169	117	2,517
Strategic Priority 3	265	183	82	2,538
Strategic Priority 4	268	167	101	2,537
Strategic Priority 5	289	175	114	2,514
Strategic Priority 6	291	185	106	2,512
Strategic Priority 7	329	235	94	2,474
Further comments made to Q1	283	N/A	N/A	2,519

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Strategic Priority 1	19	8	4	7	2,782
Strategic Priority 2	11	3	2	6	2,790
Strategic Priority 3	7	4	2	1	2,794
Strategic Priority 4	5	3	1	1	2,796
Strategic Priority 5	27	3	11	13	2,774
Strategic Priority 6	15	5	4	6	2,786
Strategic Priority 7	11	3	1	7	2,790
Strategic Priority 8	5	3	0	2	2,796

	Number of responses	Support	Object	Other	No response
Strategic Priority 9	2	0	1	1	2,799
Further comments made to Q9	174	14	45	115	2,627

STRATEGIC PRIORITY 1 - ENSURING SUSTAINABLE PATTERNS OF DEVELOPMENT
Support
• Broad support for priority from bodies including Essex County Council (PO1517), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2223), Rochford District Council (POQ531), Education & Skills Funding Agency (PO2186), Evironment Agency (POQ714), Gladman Developments Ltd (PO1608) RWH Properties Ltd (POQ539), Highways England East/South East Region (PO1492), Countryside Zest/Properties (POQ571), Miscoe Enterprises Ltd (POQ534), Bloor Homes Eastern (POQ485), Barton Willmore (POQ481) and Stonebond Properties Ltd (PO2217) • Priority is consistent with objectives in the NPPF (Highways England East/South East Region PO1492, The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512) • Priority is applied effectively to sites 3a, 3b and 3c (Barton Willmore POQ481) • Priority meets a balance between the need for development and its impacts (Hill Farm Chelmsford PO1868).
Against
• Growth locations in North and West Chelmsford are not proven to be consistent with the principles of sustainable development or the NPPF (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1449, POQ524, PO1575, POQ681, POQ533 , Gateway 120, Cirrus Land LLP POQ550) • Priority does not clearly set out what sustainable principles the plan is looking to achieve (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1575, POQ524, PO1449, POQ517) • Priority has not been applied in SWF (South Woodham Ferrers Town Council PO1947) • Development is not sustainable due to lack of investment into infrastructure and services. In particular, there is a lack of rail, medical and education provision

STRATEGIC PRIORITY 1 - ENSURING SUSTAINABLE PATTERNS OF DEVELOPMENT
• Areas including Great Leighs are currently reliant on services and infrastructure from surrounding councils. Without additional services and infrastructure, this development is not sustainable • Concern that larger sites including North East Chelmsford will not be able to sustain large scale development and provide employment land • Sustainability criteria are applied inconsistently • Town boundaries are being moved in line with housing needs as opposed to sustainable development which will encourage segregated communities.
Other
• Priority does not set out what sustainable principles the plan is aiming to achieve • Development should be located close to good transport infrastructure (Newlands Spring Residents Association POQ681) • Encouragement for CCC to look beyond 2036 (Hammonds Estates LLP PO1967) • CCC needs to ensure that the priority is adapted to suit local needs • Recommended CCC develop evidence further to effectively demonstrate that the proposed housing strategy promotes sustainable patterns of development (Rochford District Council POQ531) • Consider implementing additional ideas from Neighbourhood Plans.
Alternatives considered
• Additional priorities suggested: "To ensure the integration of new and existing communities", "Improving educational performance of children and young people" and "Developing a model of governance suitable for the capital of Essex" (Changing Chelmsford POQ177)

Council Response/Action

- General comments and support has been noted
- Inclusion of wording related to sustainable development to provide definition of this term
- No new strategic priorities added. Suggested additional priorities are not considered to reflect guidance in the NPPF (para.156)
- Allocations for new development within the PS LP will ensure sustainable patterns of development.

STRATEGIC PRIORITY 2 - MEETING THE NEEDS FOR NEW HOMES

Support

- Broad support for priority from bodies including Essex County Council (PO1517), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2223), Rochford District Council (POQ531), Braintree District Council (PO2179), RWH Properties Ltd (POQ539), Miscoe Enterprises Ltd (POQ534), Bloor Homes Eastern (POQ485), Countryside Zest/Properties (POQ571), Barton Willmore (POQ481) and Stonebond Properties Ltd (PO2217)
- Priority is consistent with objectives in the NPPF (The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512, Miscoe Enterprises Ltd POQ531)
- Support that new homes are needed to meet the demand and rising population and in line with OAHN (Rochford District Council POQ531, Gladman Developments Ltd PO1609)
- Support the use of a 20% buffer in seeking to help meet strategic housing needs (Barton Willmore POQ481, Essex County Council PO1523, Little Baddow Parish Council PO578, Greater London Authority PO1649)
- Careful consideration has been given to providing an appropriate housing strategy (Hammonds Estates LLP PO1968)
- Support that housing needs can be met sustainably at sites 3a, 3b and 3c.

Against

- This priority has not been applied to SWF (South Woodham Ferrers Town Council PO1948)
- The approach to develop new homes in upper tier settlements does not direct development to key serviced settlements with existing infrastructure to the south and west of Chelmsford City (Rochford District Council POQ531)
- There is insufficient focus on the risk of delivery of both housing and infrastructure for areas that have historically failed to deliver successful development (Hammonds Estates LLP PO1939)
- Ongoing development of new homes in the Dengie, North Fambridge and St. Luke's Park is already causing congestion on the B1012 and A132
- Local residents will not be able to afford the new housing
- CCC should not provide a higher number of Traveller pitches compared with neighbouring authorities
- Concern that by separating priorities 1 and 2, unacceptable planning weight will be applied in choosing site locations
- Development should not exceed 805 homes per year
- Population rises need to be planned properly so that there are adequate recreational facilities, public services and infrastructure to go with the new housing
- This will lead to overpopulation - consider challenging governance on housing requirements.

Other

STRATEGIC PRIORITY 2 - MEETING THE NEEDS FOR NEW HOMES

- Include a variety of "horizontal" and "vertical" development (Changing Chelmsford POQ177)
- CCC should consider impacts of London and its projected growth on Chelmsford and ways to help London meet the shortfall of housing (Persimmon Homes POQ462)
- Continue working with authorities within the South Essex HMA and the Mid Essex HMAs to meet the housing needs of all authority areas (Rochford District Council POQ531)
- Houseboat moorings should be addressed in the LP (Rochford District Council POQ531)
- It is not clear whether the current Core Strategy or the emerging LP will guide the development between 2018 and 2021 (Persimmon Homes POQ462)
- Priority statistics should reflect the impact that Brexit will have on housing demand
- Priority needs to show consideration for the homeless, those leaving prison, young people, first time buyers, the vulnerable, the disabled, those with learning difficulties and asylum seekers
- Consider focusing housing within walking and cycling distance of the new station (Writtle Parish Council POQ517)
- CCC should consider plans to reduce the net migration figures
- Existing empty dwellings should be utilised
- Consider high rise apartments in the city centre
- Consider additional storage for bicycles in new homes to help with promoting the modal shift
- Policy should make reference to identification of potential housing sites (BAE Systems PO2216)
- Amend paragraph 3.4 and 3.5 to respectively say "...independent Living accommodation for older people (55+) and adults with a disability." and "...independent Living accommodation for older people (55+) and adults with a disability and support services..." (Essex County Council PO1523)

Alternatives considered

- Public have urged CCC to consider a garden village community at Hammonds Farm to meet housing needs.

Council Response/Action

- General comments and support have been noted
- Inclusion of additional wording to provide clarification on independent living accommodation following responses from Essex County Council (PO1523) and members of the public
- The housing requirements, buffer and allocated sites have been updated - see responses to Strategic Policies S8 and S9
- The PS LP is supported by an extensive evidence base including infrastructure requirements, population forecasts, Traveller accommodation needs and traffic assessments
- The LP seeks to ensure that a mix and type of housing to meet different needs of the community will be provided as part of new residential development including affordable housing

- Policy MP6 in the LP PS covers tall buildings in the City Centre subject to a number of considerations
- The Council has carefully considered sites which were submitted through the SLAA to inform the Pre-Submission Local Plan. Those considered as potential 'reasonable alternatives' to deliver the Spatial Strategy have been subject to assessment in the Sustainability Appraisals. These sites are considered to comply less well with the Spatial Principles and Spatial Strategy than the allocated sites. Other sites are not considered to be 'reasonable alternatives' as they are not considered to be able to deliver the Spatial Strategy, for example lie within the Green Belt, outside a Growth Area or are not located within a higher order settlement
- Following ongoing Duty to Cooperate with Rochford District Council, a policy for houseboat moorings is no longer considered a strategic cross boundary issue (Rochford District Council POQ531).

STRATEGIC PRIORITY 3 - FOSTERING GROWTH AND INVESTMENT AND PROVIDING NEW JOBS

Support

- Broad support for priority from bodies including Essex County Council (PO1517), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2223), Rochford District Council (POQ531), Braintree District Council (PO2179), RWH Properties Ltd (POQ539), Miscoe Enterprises Ltd (POQ534), Bloor Homes Eastern (POQ485), Countryside Zest/Properties (POQ571), Barton Willmore (POQ481), Gladman Developments Ltd PO1610 and Stonebond Properties Ltd (PO2217)
- Priority is consistent with objectives in the NPPF (Hill Farm Chelmsford Ltd PO1869, The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512)
- Chelmsford's strategy to direct the employment land to the upper tier settlements of Chelmsford and South Woodham Ferrers is broadly supported (Rochford District Council POQ531)
- Support retention of existing employment areas and proposed allocation of Springfield Business Park as this will provide better job opportunities, inward investment and assist in achieving aims set out in the Vision (Royal London Asset Management (RLAM) c/o WYG Planning PO1111, PO1113)
- Welcome intention to foster new economic growth and new jobs through provision of rolling supply of employment land (Hammonds Estates LLP PO1969)
- Reference to maintaining a supply of employment floor space is welcomed (Essex County Council PO1524).

Against

STRATEGIC PRIORITY 3 - FOSTERING GROWTH AND INVESTMENT AND PROVIDING NEW JOBS
• Priority has not been met in SWF (South Woodham Ferrers Town Council PO1949) • Justification of this priority is inadequate and unsound (Aquila Developments POQ770) • As jobs are to be created in the City Centre, it would make more sense to have housing within a mile of this location as opposed to on the City outskirts • Development will lead to commercial development and in the long term will lead to fewer local jobs and increased commuting.
Other
• CCC to consider "Grow on Space" (Essex County Council PO1524) • Job growth is crucial to support commuters from other authority areas. Assessment may be needed on the level of jobs to support housing outside upper tier settlements (Rochford District Council POQ531) • Though development will provide jobs, these jobs will be mainly for developers so commuter towns will remain commuter towns • CCC should consider subsidised travel costs and discounts on retail and leisure activities for local residents • This is a key priority to ensure Chelmsford does not become a dormitory city.
Alternatives considered
No main issues.

Council Response/Action

- General comments and support have been noted
- This priority is supported by guidance in the NPPF (para. 156)
- Inclusion of reference to flexible employment space following responses from Essex County Council (PO1524)
- Subsidised retail and leisure activities for local residents is not a matter for the Local Plan
- The PS LP seeks to meet Chelmsford's employment needs in full and includes new employment development in SWF.

STRATEGIC PRIORITY 4 - PROTECTING AND ENHANCING RETAIL, LEISURE AND COMMERCIAL DEVELOPMENT
Support

STRATEGIC PRIORITY 4 - PROTECTING AND ENHANCING RETAIL, LEISURE AND COMMERCIAL DEVELOPMENT
• Broad support for priority from bodies including Essex County Council (PO1517), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2223), Rochford District Council (POQ531), RWH Properties Ltd (POQ539), Miscoe Enterprises Ltd (POQ534), Bloor Homes Eastern (POQ485), Countryside Zest/Properties (POQ571), Barton Willmore (POQ481) and Stonebond Properties Ltd (PO2217) • Priority is consistent with objectives in the NPPF (The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512) • Support provision of additional retail floor space to support growth, and support the new Riverside Ice and Leisure Centre (Essex County Council PO1525) • Support aims to protect and enhance leisure development which will ensure the community's sport facility needs are met (Sport England PO745).
Against
• Concern that leisure facilities will not be protected and may even be shut down, with particular concern for younger generation (Chelmsford Amateur Operatics Society POQ371) • LP puts too much emphasis on increasing retail as opposed to industry • Open spaces used for leisure and recreation are sites of proposed development thus are not being protected • Concern that this priority will receive more council attention compared with other priorities, such as meeting housing needs, which members of the public value as more important • Concern that commercial development in SWF will be limited due to lack of investment into improving road and rail links.
Other
• Include specific requirements for non-residential developments such as an exhibition and performance centre (Changing Chelmsford POQ177) • Employment and retail should be encouraged in rural areas and the benefit of this provision should not be overlooked in favour of town centre shopping • The ownership of SWF town centre should move away from Walmart. The current regime is leaving retail shops standing empty due to the high rents charged by Walmart • CCC should ensure to make use of empty retail units, particularly in SWF • Consider a leisure centre on the outskirts of Chelmsford • This should take lower priority, or possibly be removed as a Strategic Priority, as Chelmsford is well serviced by retail facilities • Consider resident reliance on online shopping versus town centre shopping • Retail provision needs to increase in line with transport links.
Alternatives considered

STRATEGIC PRIORITY 4 - PROTECTING AND ENHANCING RETAIL, LEISURE AND COMMERCIAL DEVELOPMENT

No main issues.

Council Response/Action

- General comments and support have been noted
- It should be noted that the priorities, although numbered 1 to 9 are not in a hierarchy of importance
- Updated Policies CF1 and CF2 cover the protection of existing and delivering of new community facilities which can include sport and leisure facilities
- The retail requirements within the Local Plan are informed by evidence in the Retail Capacity Study
- Development allocated North of SWF will be required to provide transport mitigation measures
- The PS LP has been updated to allocate existing Rural Employment Areas.

STRATEGIC PRIORITY 5 - DELIVERING NEW AND IMPROVED STRATEGIC INFRASTRUCTURE

Support

- Broad support for priority from bodies including Essex County Council (PO1517), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2223), Rochford District Council (POQ531), Braintree District Council (PO2179), Environment Agency (POQ714), RWH Properties Ltd (POQ539), Miscoe Enterprises Ltd (POQ534), Bloor Homes Eastern (POQ485), Countryside Zest/Properties (POQ571), Highways England East/South East Region (PO1492), Barton Willmore (POQ481) and Stonebond Properties Ltd (PO2217)
- Support that there is a need to promote change in how people choose to travel (Essex County Council PO1526)
- Priority is consistent with objectives in the NPPF (The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512)
- Welcome the acknowledgement of pressure on existing strategic infrastructure and support encouragement of public transport (Highways England East/South East Region PO1492)
- Support for delivery of new infrastructure in the right places to ensure sustainable development (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1576, POQ517)
- Support for the proposed link road between the Broomfield site and Broomfield hospital (Bloor Homes Eastern POQ485)

STRATEGIC PRIORITY 5 - DELIVERING NEW AND IMPROVED STRATEGIC INFRASTRUCTURE
• LP acknowledges the potential to increase road capacity, upgrade highways infrastructure and provide timely and appropriate infrastructure with new development proposed (Hammonds Estates LLP PO1970) • Support plans for the CNE Bypass, RDR and station access road (Broomfield Parish Council POQ524).
Against
• Current CIL does not consider infrastructure investment required to service the new LP (Essex County Council PO1527, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1901, POQ550, Gateway 120, Cirrus Land LLP PO1577) • Concern that no IDP has been agreed (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association, Gateway 120, Cirrus Land LLP POQ524, PO1943, PO1576, POQ550, POQ533) • There is no evidence that the LP is the best option in terms of the existing and future highway and transport infrastructure (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ533, POQ541, POQ524) • Existing road network is at capacity and with additional development Chelmsford will become gridlocked (Howe Green Community Association PO1572) • Unclear how proposals can be assessed in terms of robustness and delivery (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1576, PO1899, POQ517) • Presently, the road network is not well maintained due to lack of funding (Howe Green Community Association PO1572) • Priority has not been applied to SWF (South Woodham Ferrers Town Council PO1951) • Concern that highways modelling has not yet been undertaken to assess impact on local junctions (Little Baddow Parish Council PO574) • Highways England cannot be expected to cater for unconstrained traffic growth generated by new developments (Highways England East/South East Region PO1499) • Current modelling utilised so far does not support the PO and LP relies on infrastructure that could be un-implementable or undeliverable (Chignal Parish Council PO1943) • Concern that infrastructure plans are unrealistic. Historically delivery rates have been significantly lower than planned, developments have been delayed, and growth sites have been unable to provide the promised deliverability, suitability and the need for infrastructure. CCC should not propose infrastructure that cannot be delivered (Newlands Spring Residents Association POQ681, Hammonds Estates LLP PO1939) • Concerns regarding the CNE Bypass including: uncertainty as to how the development will be funded (Little Waltham Parish Council POQ533)

STRATEGIC PRIORITY 5 - DELIVERING NEW AND IMPROVED STRATEGIC INFRASTRUCTURE
• Ensure necessary infrastructure is in place before development, especially new roads, public transport, medical services, education and broadband infrastructure • Many opposing use of public transport due to high fares and poor/overstretched services • Lack of sufficient infrastructure will lead to increased pollution, reduced quality of life and an increase in congestion • Parking facilities around the city centre have not been considered in the Local Plan.
Other
• Priority could mention flood alleviation (Environment Agency POQ714) • Consider a 'Zero Rate' allocation to Strategic Growth/Growth Sites to maximise infrastructure contributions from developers (Essex County Council PO1543) • Development should be focused around the new train station (Little Waltham Parish Council POQ533) • CCC to investigate options to ensure all is done to reduce existing and future stress on the highway network (Rochford District Council POQ531) • LP should refer to additional infrastructure that is already in place that can support additional development (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1576, PO1902) • Growth in greenfield communities will maximise future delivery of strategic infrastructure (Essex County Council PO1537) • CCC to focus on sustainable transport infrastructure to serve the sub-region, not just Chelmsford (Changing Chelmsford POQ177) • LP should encourage modal shift to more sustainable modes of travel, particularly within developments within 4km of city centre (Barton Willmore POQ481) • Important that consideration is given to the impacts Chelmsford's proposed growth locations will have on infrastructure (Rochford District Council POQ531) • Confusion expressed over whether the Western Relief Road is still a consideration • Consider additional improvement to rail services, car parks, bus services, footpaths and cycle routes throughout Chelmsford • CCC to take flood risk and sewage capacity into account with infrastructure development • Consider joining existing cycle routes, elevated cycle hubs and alternatives for online shopping deliveries to reduce traffic • CCC need to place infrastructure, such as the CNE Bypass and Beaulieu Rail Station, ahead of housing, many areas are already at capacity • CCC need to deal with congested pinch points such as the Army and Navy before any large scale development takes place • Consider adding comments on the potential provision of trams, monorail, drones, self-drive cars, water, sewage, electricity and fibre-optics • Consider expanding the point to include a flood alleviation scheme.

Council Response/Action

- General comments and support have been noted
- Re-wording of text related to transport evidence base work to reflect updates and changes since the PO LP was published
- Re-wording to reflect updates to other LP evidence base work
- Inclusion of wording related to sustainable infrastructure and flood alleviation following comments from Environment Agency (POQ714) and members of the public
- Further evidence work has been undertaken including Traffic Modelling, Water Cycle Study, Level 2 Strategic Flood Risk Assessment, Air Quality Assessment and Infrastructure Delivery Plan to inform and support the PS LP and development allocations
- The LP includes commitments for major new transport infrastructure. Bringing these forwards involves a number of agencies, and assembling funding can take some time
- The LP proposes a number of transport improvement schemes across Chelmsford, which will help relieve congestion or provide connections to new developments. These are informed by highway modelling and the Council will work with local landowners and partners to bring forward the infrastructure required to support new development within LP. More details are contained within the Strategic and individual site allocation policies
- Offering sustainable alternatives to the car is a key part of the PS LP including greater emphasis on using the Green Wedges as sustainable transport corridors to enable pedestrian and cycle access between new development and the city centre, and on new bus priority and rapid transit measures
- Traffic Modelling has been updated, is considered adequate in scope and takes into account the site allocations. The latest Modelling Reports consider cross boundary impacts and mitigations, the development impact on local junctions, impacts on congestion on the wider network and journey patterns
- The new railway station at Beaulieu is supported by Network Rail and will complement existing rail capacity in Essex. It will an important focus for growth in the immediate area, and also reduce journeys into the City Centre and Chelmsford Station
- The traffic modelling evidence base indicates the impacts of proposed growth at Warren Farm on the transport network can be mitigated so as not to result in any severe cumulative impact in the network.

STRATEGIC PRIORITY 6 - DELIVERING NEW AND IMPROVED LOCAL INFRASTRUCTURE

Support

- Broad support for priority from bodies including Essex County Council (PO1517), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2223), Rochford District Council (POQ531), Braintree District Council (PO2179), RWH Properties Ltd (POQ539), Miscoe

STRATEGIC PRIORITY 6 - DELIVERING NEW AND IMPROVED LOCAL INFRASTRUCTURE
Enterprises Ltd (POQ534), Bloor Homes Eastern (POQ485), Countryside Zest/Properties (POQ571), Barton Willmore (POQ481) and Stonebond Properties Ltd (PO2217) • Priority is consistent with objectives in the NPPF (The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512) • Approach is welcomed as it would provide open space and help ensure that the community's sport and leisure needs are met (Sport England PO746, Essex Waterways Ltd PO541, Barton Willmore POQ481) • Support that delivery of adequate infrastructure is important for the delivery of sustainable growth (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1579, Bloor Homes Eastern POQ485, Gladman Developments Ltd PO1611) • Support that there is a need to promote change in how people choose to travel (Essex County Council PO1527) • Support development of appropriate social and community infrastructure with reference to delivering school capacity (Education & Skills Funding Agency PO1505) • Support approach to ensure developer contributions address impacts arising from growth (Education & Skills Funding Agency PO2188) • Improvements to A132/Rettendon Turnpike are supported (Rochford District Council POQ531) • Strong support for CNE Bypass and Beaulieu station to be constructed as soon as possible.
Against
• Uncertainty that necessary infrastructure, like the CNE Bypass, will be provided (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1579) • Concern that if provision of CNE Bypass is left to developers, it will not be as effective for its purpose (Little Waltham Parish Council POQ533) • The recreational potential of the Chelmer & Blackwater Navigation area is not fully recognised (The Inland Waterways Association (Chelmsford Branch) PO1193) • There has been no investigation into the improvement of the rail line passing through SWF (Rochford District Council POQ531) • It is unclear what improvements may be made to northern end of A130 to complement improvement at the southern end - improvements to this junction are vital (Rochford District Council POQ531) • This priority has only been partially met in SWF (South Woodham Ferrers Town Council PO1952) • Existing GP practices do not have the capacity to accommodate significant growth. Existing health infrastructure will require further investment and improvement (NHS England, Essex Area Team PO1791)

STRATEGIC PRIORITY 6 - DELIVERING NEW AND IMPROVED LOCAL INFRASTRUCTURE
• There are no robust plans suggested for health care facilities (Little Waltham Parish Council POQ533) • Concern that development will lead to increased congestion on roads including the A130, Burnham Road, Ongar Road, Roxwell Road and Rainsford Road • Concern for lack of reference to provision of secondary education • There are not enough safe cycle routes and footpaths to encourage modal shift • Concern that Beaulieu and Channels have already put additional strain on local services • Concern about how areas will receive the benefit of CIL • Ongoing concern regarding the health impacts of residing near electricity pylons.
Other
• Additional improvements to the A12 are needed (Little Baddow Parish Council PO574) • It is vital that infrastructure is provided in a timely and suitable manner (Chignal Parish Council PO1903) • There are no details of a proposed junction at Sandon Mill (Sandon Parish Council PO841) • Safeguard land for future school sites and demonstrate a detailed forecast for school places (Education & Skills Funding Agency PO1505, PO2189) • Ensure financial contributions made to education provision is sufficient to deal with increased demand in school places (Education & Skills Funding Agency PO2188) • It would help if there was explicit reference to national policies, in relation to education, within the LP (Education and Skills Funding Agency PO2189) • Infrastructure provision must not jeopardise viability of developments (Gladman Developments Ltd PO1611) • Plans to build a new primary school in SWF are not necessary as the former Chetwood site could be reinstated • A132 from Woodham to Rettendon needs to be a dual carriageway to sustain increased traffic • Consider a level crossing across the A132 and a dual carriageway between SWF and Rettendon • Strategic Priority should refer to recycling facilities, drainage, sewage and electricity • Consider increasing the station platform at Battlesbridge station • There is a need for safe pedestrian crossings between Burnham Road and South Woodham Ferrers • The impact of the Park & Ride at Widford has not been taken into consideration • Consider additional maintenance of cycle routes including: repainting markings, sweep paths, light sections and grit paths • Consider cycle routes connecting North East Chelmsford to either of the city's rail stations • Consider an incentive to car sharing to Park & Ride facilities • Consider localised car clubs • The potential of the City Centre rivers for sport, recreation and leisure use is overlooked (The Inland Waterways Association PO1201).

STRATEGIC PRIORITY 6 - DELIVERING NEW AND IMPROVED LOCAL INFRASTRUCTURE
Alternatives considered
No main issues.

Council Response/Action

- General comments and support have been noted
- Inclusion of wording related to local infrastructure to provide clarification following consultation responses
- Updated Strategic Policy S11 and individual site allocation policies require new development to be supported by new infrastructure to serve its needs such as health, community, education and utility provision, and highways and transport improvements including sustainable transport schemes including car clubs and new and enhanced cycle paths
- The LP Traffic Modelling takes into account a range of committed transport infrastructure schemes including a new Park & Ride in West Chelmsford
- The new railway station at Beaulieu is supported by Network Rail and will complement existing rail capacity in Essex. It will an important focus for growth in the immediate area, and also reduce journeys into the City Centre and Chelmsford Station
- The traffic modelling evidence base indicates that the traffic impacts of proposed LP growth on the transport network can be mitigated so as not to result in any severe cumulative impact in the network
- Sustainable transport is a key part of the PS LP including greater emphasis on using the Green Wedges as sustainable transport corridors to enable pedestrian and cycle access between new development and the city centre, and on new bus priority and rapid transit measures
- Updated S12 sets out how infrastructure will be secured including via CIL. More details on how CIL is spent in on the Council's website
- The Council will work with the Local Education Authority to help deliver new education facilities. This process will have regard to national education policies so a specific reference within the LP is not considered necessary
- A reference to flood alleviation is already included.

STRATEGIC PRIORITY 7 - PROTECTING AND ENHANCING IMPORTANT ENVIRONMENTAL AND HERITAGE ASSETS
Support

STRATEGIC PRIORITY 7 - PROTECTING AND ENHANCING IMPORTANT ENVIRONMENTAL AND HERITAGE ASSETS
• Broad support for priority from bodies including Essex County Council (PO1517), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2223), Rochford District Council (POQ531), Environment Agency (POQ714), RWH Properties Ltd (POQ539), Miscoe Enterprises Ltd (POQ534), Bloor Homes Eastern (POQ485), Countryside Zest/Properties (POQ571), Highways England East/South East Region PO1492), Barton Willmore (POQ481), Changing Chelmsford POQ177 and Stonebond Properties Ltd (PO2217) • Priority is consistent with objectives in the NPPF (The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512) • Welcome approach to ensure impacts on environment are minimal and utilising existing brownfield sites (Highways England East/South East Region PO1492, Persimmon Homes POQ462) • Support recognition of need to protect Chelmsford's heritage and historic assets (Stonebond Properties Ltd PO2218, Hammonds Estates PO1976, Historic England POQ588) • Welcomes recognition that some agricultural land will need to be released to meet development needs (Hammonds Estates PO1976) • This is a vital priority and acts towards mitigating climate change.
Against
• There is insufficient evidence in the LP to justify the permanent loss of grade 2 agricultural land (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association, POQ524, PO1904, PO1580, POQ681, Gateway 120, Cirrus Land LLP POQ550) • Site allocations do not 'minimise the loss of the best and most versatile agricultural land to ensure future production (Newlands Spring Residents Association POQ681) • LP is not the most sustainable and does not meet CCC's aspirations (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1580, PO1926, POQ517) • Priority is only partially met for SWF (South Woodham Ferrers Town Council PO1953) • Concern for an increase in pollution, loss of landscape, habitat degradation and loss of character will occur throughout Chelmsford • Priority should aspire to achieve a net gain in biodiversity and nature as per the NPPF (Natural England PO1488, PO2145) • Concern for protected species including bluebells, badgers, bats and barn owls • Development proposals in areas including SWF and John Shennan playing field were previously rejected due to environmental impact have now been overturned • Concern that protected parkland around Chelmsford City Centre will be ruined by the view of high rise flats

STRATEGIC PRIORITY 7 - PROTECTING AND ENHANCING IMPORTANT ENVIRONMENTAL AND HERITAGE ASSETS
• Development will have a negative impact on quality of life, conservation and enhancement of water resources • Concern that development will lead to loss of historic value.
Other
• Biodiversity and ecology benefits should also be protected. The importance of water quality should also be identified (Environment Agency POQ714) • It may not be appropriate to consider the Green Belt as an environmental designation (Rochford District Council POQ531) • The scale of development on Green Wedges should be limited (Changing Chelmsford POQ177) • The scope of the policy should be broadened to include all appropriate brownfield land within the borough to ensure there will be an adequate supply of housing (BAE Systems PO2215) • The priority can be achieved by balancing economic, social and environmental priorities • There should be a re-evaluation of what land is considered to lie in the Green Belt • The first sentence of Paragraph 3.27 suggests that Green Belt is an environmental designation. Green Belt is a planning rather than an environmental designation (Natural England PO2145) • Proposals should seek to contribute to natural environment objectives, including the Biodiversity Action Plan (Natural England PO2165) • Paragraph 3.27 should be amended to reference heritage designations (Essex County Council PO1528) • Suggest changing mention of "heritage assets" to "historic environment" (Historic England POQ558).
Alternatives considered
No main issues.

Council Response/Action

- General comments and support have been noted
- Overall the Spatial Strategy seeks to minimise the loss of higher grade agricultural land
- Re-wording of text to clarify that the Green Belt is a planning designation rather than an environmental designation following response from Natural England (PO2145)
- Change 'heritage assets' to 'historic environment' following from response from Historic England (POQ558)
- Re-wording to include reference to heritage designations and Scheduled Monuments following response from Essex County Council (PO1528)
- Re-wording to include reference to biodiversity and ecological benefits following response from Environment Agency (POQ714).

- Inclusion of new wording related to biodiversity network and green infrastructure.
- Inclusion of new wording related to water quality following response from Environment Agency (POQ714)
- The Reasoned Justification to Policy S8 includes updated reference to minimising the loss of agricultural land
- Updated Policy S6 seeks to secure a net gain in biodiversity across the Council's area
- Water quality is covered by Policies CF1 and S8
- The PS LP continues to protect and enhance Green Wedges and Corridors which are considered to be a valued landscape - see Policies S13 and CO1
- The PS LP maximises the use of brownfield land in Chelmsford Urban Area
- Green Belt boundaries should only be altered in exceptional circumstances. The LP continues to protect the Green Belt to prevent encroachment of urban growth into open undeveloped areas and the coalescence of existing built up areas. We are able to meet our growth needs without the need for considering use of the Green Belt.

STRATEGIC PRIORITY 8 - CREATING WELL DESIGNED AND ATTRACTIVE PLACES, AND PROMOTING HEALTHY COMMUNITIES

Support

- Broad support for priority from bodies including Essex County Council (PO1517), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2223), Rochford District Council (POQ531), RWH Properties Ltd (POQ539), Miscoe Enterprises Ltd (POQ534), Bloor Homes Eastern (POQ485), Countryside Zest/Properties (POQ571), Barton Willmore (POQ481) and Stonebond Properties Ltd (PO2217)
- Priority is consistent with objectives in the NPPF (The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512)
- Support the promotion of health and wellbeing (Essex County Council PO1529, Sport England PO747, Hammonds Estates PO1977, Stonebond Properties Ltd PO2219)
- Support that development - specifically at the Broomfield site - will ensure that residents benefit from existing mature landscape context (Bloor Homes Estates POQ485).

Against

- The LP does not reference the protection or enhancement of PRoWs which have significant value to health and well-being, access to the countryside, delivering modal shift and reducing CO2 (Natural England PO1488)
- Locating residential areas by pylons is not attractive and poses health risks (Sandon Parish Council PO841)
- Concern as to whether the LP will enhance resident's quality of life

STRATEGIC PRIORITY 8 - CREATING WELL DESIGNED AND ATTRACTIVE PLACES, AND PROMOTING HEALTHY COMMUNITIES
• LP takes no consideration for how development outside of Chelmsford will impact our communities • Concern that by including Gypsy and Traveller communities that are not well managed may result in not meeting this priority • Concern that vital services that support a healthy community will not receive any investment from the CIL • Concern that development will cause more pollution which will have an impact on health • Additional crossings across major roads may lead to an increase of traffic accidents • Priority does not seem to link with Strategic Priorities 5 and 6.
Other
• Priority should include "high quality green infrastructure" (Natural England PO2150) • Consider a small hospital to support Chelmsford's health provision • Consider setting aside space for places of worship - there are no facilities for the Hindu community • Consider air quality and the need for AQMA's.
Alternatives considered
No main issues.

Council Response/Action

- General comments and support have been noted
- Inclusion of wording related to air pollution following responses to the consultation
- Amendment to title of priority and inclusion of wording related to high quality green infrastructure following response from Natural England (PO2150)
- Inclusion of wording related to integrity of communities
- The LP PS continues to further promote improved quality of life and wellbeing - see Strategic Priority 3, the Vision and Policy S4
- Updated Policy S12 sets out how infrastructure will be secured including via CIL. More details on how CIL is spent in on the Council's website
- Air quality and the AQMA is covered in the PS LP - see Policy PA2
- Where appropriate, individual site allocation policies include requirements to provide new and enhanced Public Rights of Way

- The LP includes a proposal for one new Traveller Site which should be delivered through a comprehensive approach, such as with a registered housing provider
- Updated Strategic Policy S11 and individual site allocation policies require new development to be supported by new infrastructure to serve its needs such as health, community, education and utility provision.

STRATEGIC PRIORITY 9 - REINFORCING CHELMSFORD'S REGIONAL ROLE AS 'CAPITAL OF ESSEX'
Support
• Broad support for priority from bodies including Essex County Council (PO1517), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2223), Rochford District Council (POQ531), RWH Properties Ltd (POQ539), Miscoe Enterprises Ltd (POQ534), Bloor Homes Eastern (POQ485), Countryside Zest/Properties (POQ571), Barton Willmore (POQ481) and Stonebond Properties Ltd (PO2217) • Priority is consistent with objectives in the NPPF (The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512) • Support for this priority as Chelmsford will become an increasingly attractive place to live, attract inward investment and grow economically to enforce the role of “Capital of Essex” (Rochford District Council POQ531, Gladman Developments Ltd PO1613, Barton Willmore POQ481) • This should be a guiding principle (Changing Chelmsford POQ177).
Against
No main issues.
Other
• It is reasonable to expect Chelmsford to assist other authorities in meeting their unmet housing need wherever possible based on robust evidence (Rochford District Council POQ531) • Focus on education provision to have more schools reaching "outstanding" from Ofsted and encourage more people to attend university (Changing Chelmsford POQ177) • Priority should identify the City's Arts and Culture (Changing Chelmsford POQ177) • Should be more precisely defined to cover the future economic role of the city and sub-region (Changing Chelmsford POQ177) • Include need for new facilities, infrastructure, arts & cultural investments and governance to add strength • Ensure each ward of Chelmsford is well-connected to one another.
Alternatives considered

STRATEGIC PRIORITY 9 - REINFORCING CHELMSFORD'S REGIONAL ROLE AS 'CAPITAL OF ESSEX'
• Green belt approach should be reconsidered.

Council Response/Action

- General comments and support have been noted
- A mechanism for the consideration of unmet housing need has been agreed by Essex Planning Officers' Association through the Duty to Cooperate. This provides a robust process where other authorities must fully assess their needs before asking for assistance. Reference to not meeting any unmet housing need arising from other LPAs has been deleted from Policy S8
- Priority strengthened by inclusion of text related to continued investment in new infrastructure following consultation responses
- Priority already covers the need to encourage investment in arts, leisure and cultural facilities
- Delivering economic growth is covered in Strategic Priority 3, updated Policy S10 and Section 2 - no additional changes necessary.

4- Our Vision and Spatial Principles

Vision for Chelmsford

Responses to Question 2 - Do you agree with the Vision?

	Number of responses	Yes	No	No response
Do you agree with the Vision?	267	105	162	2,536
Further comments made to Q2	170	N/A	N/A	2,632

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Vision for Chelmsford	20	8	0	12	2,781
Further comments made to Q9	174	14	45	115	2,627

VISION FOR CHELMSFORD
Support
• The Vision is supported (Essex County Council PO1530, Rochford District Council POQ531, Broomfield Parish Council POQ524, Braintree District Council PO2181, Little Baddow Parish Council PO575, Epping Forest District Council PO2224, Natural England PO2153, RWH Properties Ltd POQ539, Royal London Asset Management (RLAM) c/o WYG Planning PO1113, Gladman Developments Ltd PO1614, Bellway Homes POQ457, Countryside Zest/Properties POQ571, Countryside Properties (UK) Ltd POQ566 and PO1900, The JTS Partnership PO1110, Aquila Developments Ltd POQ770, Barton Willmore POQ481, Hammonds Estates LLP PO1978 and Hill Farm Chelmsford Ltd PO1870) • The Vision is positive and proactive, extends and builds upon successes of the city, reinforces the status of "Capital of Essex", and will encourage inward investment and benefit existing and future residents (The North East Chelmsford Garden Village Consortium POQ513, Crest Nicholson Operations Ltd POQ512)

VISION FOR CHELMSFORD
• Aspects of the Vision will be met by development at North Broomfield (Bloor Home Eastern POQ485) • Support the reference to river valleys and natural environment (Environment Agency POQ714) • Support the recognition of rich and diverse natural environment and need to safeguard important natural assets (Natural England PO2153) • Support emphasis on providing job opportunities for local residents and improving quality of life (Miscoe Enterprises Ltd POQ534) • Development in line with the Vision will contribute towards enhancing community facilities, services and infrastructure (Genesis HA POQ537) • Support the maximisation of development opportunities and ambition for a vibrant city.
Against
• The Vision has already largely been achieved prior to any development and ignores contribution made by rural areas to the quality of life of residents. Bolting on communities to existing ones on the outskirts of the city does not reflect the vision. (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, POQ524, PO1906, POQ533) • Disagree that Vision will be supported in growth areas in relation to transport (Broomfield Parish Council POQ524); too focused on the northern part of Chelmsford • The Vision is not consistent with aspiration to be recognised as the Capital of Essex and fails to coincide with the Strategic Policies (Changing Chelmsford POQ177) • The Vision does not provide evidence that SWF will be improved (South Woodham Ferrers Town Council PO1954) • The Vision is unrealistic, unsustainable, unbalanced, overambitious, promotes over development, is not fully thought through, is city centred and does not reflect the need to maintain the outlying areas and villages within Chelmsford • The Vision should not include specific objectives or examples as it preempts what may be required to achieve the vision and may miss key requirements • The Local Plan does not coincide with the Vision • The Vision fails to take into account the impact on the natural environment • Aspects of the Vision may counter each other e.g provision of housing versus protecting the countryside • There is no mention of cooperation with neighbouring authorities.
Other
• The Vision needs clarity on how the city can influence culture, economy and infrastructure (Changing Chelmsford POQ177) • The Vision should be amended to place greater emphasis on sustainable modes of transport (Highways England East/South East Region PO1493)

VISION FOR CHELMSFORD
• The Vision needs to look at what type of city Chelmsford wants to be, should put greater emphasis on quality of life and sustainable communities. It should reflect transition of Chelmsford to a city while reflecting on importance of countryside and communities (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, POQ524, PO1906, POQ533) • Could refer to ecology, water quality, flooding, green and blue infrastructure and working towards a low carbon future (Environment Agency POQ714) • Every point needs to take neighbourhood plans into consideration • Should make more reference to quality of life, protecting and enhancing assets • There should be reference to public sector services and sustainable communities and greater focus on land lying in well-connected areas.
Alternatives considered
No main issues.

Council Response/Action

- General comments and support have been noted
- Re-wording to the Vision related to 'private vehicles' in changing the order to place greater emphasis on sustainable modes of transport following responses from Highways England East/South East Region (PO1493) and members of the public
- Vision amended to include 'historic environment'
- Bullet point has been re-worded to include 'protect and enhance the natural and historic environment' for consistency with other changes to policy wording
- The Vision for the PS LP sets out the kind of place we want Chelmsford to be in 2036
- Improvements to quality of life, public transport and infrastructure and, protecting assets are covered by the Vision and elsewhere within the PS LP.

Spatial Principles

Responses to Question 3 - Do you agree with the Spatial Principles?

	Number of responses	Yes	No	No response
Maximise the use of brownfield land for development	344	263	78	2,459

	Number of responses	Yes	No	No response
Continue the renewal of Chelmsford City Centre and Urban Area	301	242	59	2,502
Locate development at well-connected sustainable locations	300	221	80	2,503
Utilise garden community principles for strategic development allocations	288	221	67	2,515
Protect the Green Belt	375	324	51	2,430
Protect the character of valued landscapes, heritage and biodiversity	338	297	41	2,465
Respect the pattern and hierarchy of settlements	313	276	37	2,490
Ensure development is deliverable	277	231	46	2,526
Ensure development is served by necessary infrastructure	331	275	56	2,472
Use development to secure new infrastructure	292	194	98	2,511
Plan for the longer-term	286	234	52	2,517
Further comments made to Q3	336	N/A	N/A	2,466

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Strategic Policy S1 - Spatial Principles	68	10	14	44	2,733
Further comments made to Q9	174	14	45	115	2,627

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (MAXIMISE THE USE OF BROWNFIELD LAND FOR DEVELOPMENT)
Support

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (MAXIMISE THE USE OF BROWNFIELD LAND FOR DEVELOPMENT)
• Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576), Essex County Council (PO1531), Broomfield Parish Council (POQ524), Epping Forest District Council (PO2225), Braintree District Council (PO2185), Castle Point Council (PO1861), Highways England East/South East Region (PO1494), BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905), Countryside Zest/Properties (POQ571), Campden Hill Limited (POQ295), Rosehart Properties Limited (POQ499) Hammonds Estates LLP (PO1988), Miscoe Enterprises (Ltd POQ534), Crest Nicholson Operations Ltd (POQ512), RWH Properties Ltd (PO539), and Countryside Properties (POQ566) • Support the use of brownfield sites to protect much of the attractive countryside (Howe Green community Association PO1572) • Support that brownfield sites can be served by existing infrastructure (Highways England East/South East Region PO1494) • Support the allocation of brownfield sites to bring forward regeneration and sustainable travel (Essex County Council PO1537) • Support for the use of brownfield sites as effects on the environment should be minimal and seek mitigation for any impact (Environment Agency POQ714).
Against
• Concern that principle does not place enough emphasis on local authorities meeting the needs of their area (Bloor Homes Eastern POQ485) • There is no evidence to suggest that this has been applied to SWF (South Woodham Ferrers Town Council PO1972) • Concern regarding deliverability of town centre brownfield sites (Bellway Homes POQ457).
Other
• For development on brownfield sites, a Preliminary Risk Assessment for contamination should be submitted (Environment Agency POQ714) • Brownfield sites located next to existing infrastructure should be prioritised (RWH Properties Ltd PO539) • It must be evidenced that brownfield sites identified are viable, suitable, sustainable and deliverable (Crest Nicholson Operations Ltd POQ512, Gladman Developments Ltd PO1615, The North East Chelmsford Garden Consortium POQ513, Taylor Wimpey Strategic Land POQ307) • Suggest Policy S1 be strengthened to include protection and enhancement, as this will link to Policy S6 (Natural England PO2152) • Any suitable brownfield sites should not be dismissed by the LP • Brownfield sites in the city centre should be used to full potential (Miscoe Enterprises Ltd POQ534)

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (MAXIMISE THE USE OF BROWNFIELD LAND FOR DEVELOPMENT)
• Consider linking this principle with an aim to regenerate rundown areas of towns • Higher density building on brownfield sites should be a priority • Bullet point 3 should be amended to set out that development should be located in areas which are or can be made sustainable (Gladman Developments Ltd PO1615).
Alternatives considered
• Consider an additional principle "Delivering a wide choice of high quality homes" in line with paragraphs 47-52 of NPPF (Barton Willmore POQ481) • Consider a principle on recreation and leisure use (The Inland Waterways Association (Chelmsford Branch) PO572) • Consider an additional principle to identify sufficient land to meet the objectively assessed housing and economic needs of the Borough (Bloor Homes Eastern POQ485).

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (CONTINUE THE RENEWAL OF CHELMSFORD CITY CENTRE AND URBAN AREA)
Support
• Broad support for the principle from bodies including Rochford District Council (POQ531), Broomfield Parish Council (POQ524), Little Baddow Parish Council (PO576), Essex County Council (PO1531), Epping Forest District Council (PO2225), Castle Point Council (PO1861), Braintree District Council (PO2185), Highways England East/South East Region (PO1494),BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905) Countryside Properties (POQ566), Countryside Zest/Properties (POQ571),Hammonds Estates LLP (PO1988), Campden Hill Limited (POQ295) and Rosehart Properties Limited (POQ499) • Support the intent on providing new residential, employment and mixed use developments (Highways England East/South East Region PO1494).
Against
• There is no evidence to indicate that this principle has been applied to SWF (South Woodham Ferrers Town Council PO1957).
Other
• Encourage development of natural communities as opposed to communities that appear as an urban mass.
Alternatives considered

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (CONTINUE THE RENEWAL OF CHELMSFORD CITY CENTRE AND URBAN AREA)
No main issues.

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (LOCATE DEVELOPMENT AT WELL-CONNECTED SUSTAINABLE LOCATIONS)
Support
• Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576), Broomfield Parish Council (POQ524), Essex County Council (PO1531), Epping Forest District Council (PO2225), Castle Point Council (PO1861), Braintree District Council (PO2185), Highways England East/South East Region (PO1494), BAE Systems PO2213, Countryside Properties (UK) Ltd (PO1905), Countryside Properties (POQ566), Countryside Zest/Properties (POQ571), Campden Hill Limited (POQ295), Genesis HA (POQ537), Miscoe Enterprises Ltd (POQ534) and Rosehart Properties Limited (POQ499) • Principle conforms with the NPPF (Hill Farm Chelmsford Ltd PO1871) • Welcome approach to prioritise non-vehicle transport modes (Highways England East/South East Region PO1494) • Support decision not to consider development in Hammonds Farm (Little Baddow Parish Council PO577) • New communities will be able to make use of Green Wedges and Green Corridors to maximise walking/cycling routes (Essex County Council PO1537)
Against
• Development at Warren Farm and North of Broomfield does not satisfy this principle as these are not well-connected and do not have suitable infrastructure to make development sustainable • Current infrastructure is not adequate for cyclists • There is no evidence that this principle has been applied to SWF (South Woodham Ferrers Town Council PO1958) • Concern that this principle has not been consistently applied within the LP (Hammonds Estates LLP PO1939).
Other
• Priority should refer to protecting the built development from flood risk (Environment Agency POQ714) • Consider areas that need cross-boundary attention (Rochford District Council POQ531)

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (LOCATE DEVELOPMENT AT WELL-CONNECTED SUSTAINABLE LOCATIONS)
• Cycle routes are attractive and contribute to making areas well-connected but should not be the backbone of sustainable transport as cycling is not always practical • Areas to the south and east of Chelmsford, like Boreham and Danbury, are well-connected areas that should be considered for additional development • Suggestion to include cycle routes along Essex Regiment Way, Chelmer Valley Way and around Melbourne to create better access into the City Centre.
Alternatives considered
No main issues.

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (UTILISE GARDEN COMMUNITY PRINCIPLES FOR STRATEGIC DEVELOPMENT ALLOCATIONS)
Support
• Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576), Essex County Council (PO1531), Broomfield Parish Council (POQ524), Castle Point Council (PO1861), Epping Forest District Council (PO2225), Braintree District Council (PO2185), Highways England East/South East Region (PO1494),BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905), Countryside Properties (POQ566), Countryside Zest/Properties (POQ571),Hammonds Estates LLP (PO1988), Campden Hill Limited (POQ295), Bloor Homes Eastern (POQ485) and Rosehart Properties Limited (POQ499) • Support the approach to integrate existing and new communities.
Against
• It is unclear whether each of the larger growth locations within the LP would be capable of fulfilling this principle (Broomfield Parish Council POQ524) • It is unclear why Hammonds Farm could not be included (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1582, POQ524, PO1923, POQ517) • It is not clear why CCC have adopted TCPA's garden community principles (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1923, PO1581, POQ517, POQ533, POQ524) • Uncertainty as to how splitting Great Leighs into two communities will meet this principle.
Other

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (UTILISE GARDEN COMMUNITY PRINCIPLES FOR STRATEGIC DEVELOPMENT ALLOCATIONS)
• LP may encourage in-commuting (Highways England East/South East Region PO1494) • There should be further communication with surrounding communities regarding this process and its outcomes (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1581, POQ524, PO1923, POQ517) • Additional reference could be made to TCPA's garden community principles (Hammonds Estates LLP PO1988).
Alternatives considered
• To protect the character of the land and utilise garden communities, consider moving plans for Warren Farm to Hammonds Farm (Little Waltham Parish Council POQ533).

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (PROTECT THE GREEN BELT)
Support
• Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576), Broomfield Parish Council (POQ524), Essex County Council (PO1531), Epping Forest District Council (PO2225), Braintree District Council (PO2185), Tendring District Council (POQ523), Castle Point Council (PO1861), Highways England East/South East Region (PO1494), BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905), Countryside Zest/Properties (POQ571), Campden Hill Limited (POQ295), and Rosehart Properties Limited (POQ499) • Support recognition of landscape corridor and commitment to playing a part in reviewing guidance and policy including its role in the seperation of settlements (Castle Point Council PO1864) • This is an important principle to prevent urban sprawl and avoid Chelmsford becoming a concrete jungle • Support use of brownfield land ahead of Green Belt or agricultural land • Support approach to protect areas for recreational use.
Against
• Principle fails to distinguish between the importance of the Green Belt and the possibility of reviewing the function of Green Belt land. Dismissing a review of Green Belt land is a missed opportunity (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Springs Residents Association POQ681 PO1583 PO1924 POQ517 POQ533 POQ524, Rochford District Council

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (PROTECT THE GREEN BELT)
POQ531, Taylor Wimpey Strategic Land POQ307, Bellway Homes POQ457, Countryside Properties (UK) POQ566), Bovis Homes Ltd (POQ780) • It is unreasonable that Chelmsford City is prevented from expanding on one side by London's Metropolitan Green Belt yet is told it must be sustainable (Boreham Conservation Society POQ470) • Concern for the removal of part of the Green Wedge which helps mitigate pollution from the Army and Navy (Great Baddow Parish Council POQ733) • This is not applied to SWF (South Woodham Ferrers Town Council PO1960) • Pleshey and Writtle Plateaus will be adversely affected by the proposed development (Newlands Spring Residents Association POQ681) • There is no justification for the release of Green Belt land, based on the evidence seen to date. Once established, Green Belt boundaries are regarded as having permanence inthe long term and should only be altered in exceptional circumstances, through the preparation or review of the Local Plan (Hammonds Estates LLP PO1988).
Other
• Note that Green Belt areas may have higher car dependency due to their rural nature (Highways England East/South East Region PO1494) • Principle could be amended to utilise more positive language (Foster and Wilkinson POQ563) • The Green Belt boundaries should be carefully considered, justified and logical to ensure that only land is correctly classified (Hammonds Estates LLP PO1939) • Concern for permanent loss of Green Belt land and subsequent damage to the health of the community • Landscape Sensitivity and Capacity Assessment should be further advanced to identify the merit of designations outside of river valleys (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1584, PO1925) • Text amendment to recognise that not all construction of new buildings is inappropriate, but that certain exceptions apply (Campden Hill Limited POQ295, Rosehart Properties Limited POQ499) • Wording could be amended to reflect the aims of the NPPF.
Alternatives considered
• Consider additional aims to protect farmland (Boreham Conservation Society POQ470) • Landscape and land quality are much more suitable for development in the east and south of the city (Newlands Spring Residents Association POQ681).

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (PROTECT THE CHARACTER OF VALUED LANDSCAPES, HERITAGE AND BIODIVERSITY)

Support

- Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576), Essex County Council (PO1531), Epping Forest District Council (PO2225), Braintree District Council (PO2185), Castle Point Council (PO1861), Essex Waterways Ltd (PO543), BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905), Countryside Zest/Properties (POQ571), Campden Hill Limited (POQ295), and Rosehart Properties Limited (POQ499).

Against

- There is no direct mention of environmental constraints such as flood risk (Environment Agency POQ714)
- The principle is too narrowly defined (Little Waltham Parish Council POQ533)
- It is against the principle to designate such an extensive Green Corridor on the Chelmer river corridor (Hammonds Estates LLP PO1988)
- There is no evidence to suggest that this principle has been applied to SWF (South Woodham Ferrers Town Council PO1961)
- Public feel that this principle has not been applied to the strategic site at West Chelmsford
- The LP does not protect the close ring of rural, amenity and agricultural land particularly in the North-West and West Chelmsford
- Additional traffic causing pollution and disruption is contributing to loss of character to existing landscapes
- Building on land, such as John Shennan and Meteor Way, that currently promote healthy living and/or being outdoors is against this principle's aims
- Concern that countryside is not considered a heritage asset to protect in some areas
- Concern that the historic value of Writtle, among other development areas, will be lost.

Other

- In the study of the value of river valleys, it is unclear why these valleys are identified as Green Wedges or Green Corridors and what value the valleys have on the surrounding communities (Broomfield Parish Council POQ524)
- As Chelmsford waterways are explored to increase access to community assets, CCC should ensure that pedestrians, cyclists and equestrians are catered for (Essex Bridleways Association PO556)
- Green Wedge designation would be more appropriate in areas away from river valleys which are threatened by development (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1925, POQ533, POQ517, POQ524).

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (PROTECT THE CHARACTER OF VALUED LANDSCAPES, HERITAGE AND BIODIVERSITY)
Alternatives considered
• Change "historic assets" to "historic environment" (Historic England POQ588)

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (RESPECT THE PATTERN AND HIERARCHY OF SETTLEMENTS)
Support
• Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576, PO577), Essex County Council (PO1531), Braintree District Council (PO2185), Epping Forest District Council (PO2225), Castle Point Council (PO1861), BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905), Countryside Zest/Properties (POQ571), Campden Hill Limited (POQ295), Rosehart Properties Limited (POQ499), Persimmon Homes (POQ462) and Hammonds Estates LLP (PO1988).
Against
• Sites chosen for development in Writtle, North East Chelmsford and North of Broomfield are not well connected to necessary facilities so do not fit the principle (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1962, PO1926, POQ517, POQ533, POQ524, POQ517) • There is no evidence that this principle has been applied to SWF (South Woodham Ferrers Town Council PO1962) • Principle is not being met in the LP as some key settlement areas are receiving less development than others without adequate justification (Bellway Homes POQ457).
Other
• Key Service Settlements in the Green Belt should still be provided with housing provision (Foster and Wilkinson POQ563) • Great Leighs does not fit the criteria of Key Service Settlement • Chatham Green may be small but is well-connected and should be considered as an allocation • Danbury should accommodate more growth as it is a Key Service Settlement outside the Green Belt • Pleshey and Writtle are ancient settlements with important history and should be protected and enhanced • CCC should do more to ensure development does not sprawl into nearby settlements • It is essential to deliver more modest greenfield sites in sustainable locations to ensure the

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (RESPECT THE PATTERN AND HIERARCHY OF SETTLEMENTS)
proposed housing delivery is met and provide long term support for existing services and infrastructure
Alternatives considered
No main issues.

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (ENSURE DEVELOPMENT IS DELIVERABLE)
Support
• Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576), Essex County Council (PO1531), Epping Forest District Council (PO2225), Braintree District Council (PO2185), Castle Point Council (PO1861), Education & Skills Funding Agency (PO2187), BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905), Countryside Zest/Properties (POQ571), Campden Hill Limited (POQ295) and Rosehart Properties Limited (POQ499).
Against
• Concern that future veer towards electric vehicles will put a strain on electricity provision (UK Power Networks PO72) • Concern that North East Chelmsford development is heavily reliant on delivery of significant infrastructure to enable it to be successful (Hammonds Estates LLP PO1988) • There is no evidence that this principle has been applied in SWF (South Woodham Ferrers Town Council PO1963).
Other
• Development should be service and infrastructure led.
Alternatives considered
No main issues.

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (ENSURE DEVELOPMENT IS SERVED BY NECESSARY INFRASTRUCTURE)
Support
• Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576), Essex County Council (PO1531), Epping Forest District Council (PO2225), Braintree District Council (PO2185), Castle Point Council (PO1861), Highways England East/South East Region (PO1494), BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905), Countryside Zest/Properties (POQ571), Campden Hill Limited (POQ295), Rosehart Properties Limited (POQ499) and Hammonds Estates LLP (PO1988) • Welcome approach to help fund and deliver improved infrastructure (Highways England East/South East Region PO1494) • Support encouragement for car sharing, walking, cycling and public transport.
Against
• LP does not identify the need to safeguard and expand connections with the sub region that Chelmsford is intended to serve (Changing Chelmsford POQ177) • Concern that new developments in Great Baddow will rely on the Army and Navy which is already struggling • Many areas are suffering with poor public transport services and there are concerns that this will not improve • Concern that the train operating company in SWF are unwilling to improve their service • There are no plans to improve rail infrastructure at SWF among other areas.
Other
• Development should provide funding for improving current infrastructure, such as the Army and Navy roundabout (Newlands Spring Residents Association POQ681) • Consider areas that need cross-boundary attention e.g. infrastructure needs to be adequate and cope with increased stress resulting from new development including public transport (Rochford District Council POQ531) • Concern that there is no agreed source of funding for the CNE Bypass • Development to the east of Chelmsford would utilise A12, A130, CNE Bypass and the rail station without directing traffic through the city centre (Newlands Spring Residents Association POQ681) • Transport infrastructure including a proper Western bypass must be in place before development. Poor infrastructure could fail the growth and reputation of the City of Chelmsford. • Broomfield Road and Rainsford Road, among others, are already at capacity and cannot support additional traffic

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (ENSURE DEVELOPMENT IS SERVED BY NECESSARY INFRASTRUCTURE)
• Suggestion that there should be a ring road connecting the A12 south west of the city to the roundabout at junction A130/A131 north of Little Waltham. • Suggestion that there should be a dual carriageway in Rettendon • Cars and bikes should not share the same infrastructure due to the safety risk • Only transport and broadband are mentioned throughout the document. There are areas with issues surrounding electricity, sewage and drainage that ought to be mentioned • CCC should not rely on encouraging people to use public transport to reduce traffic • Development should not be hindered by developer involvement in funding.
Alternatives considered
No main issues.

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (USE DEVELOPMENT TO SECURE NEW INFRASTRUCTURE)
Support
• Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576), Essex County Council (PO1531), Epping Forest District Council (PO2225), Braintree District Council (PO2185), Castle Point Council (PO1861), BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905), Countryside Zest/Properties (POQ571), Campden Hill Limited (POQ295) and Rosehart Properties Limited (POQ499) • Support the approach to safeguard land for the provision of new schools (Education & Skills Funding Agency PO2189).
Against
• There is no evidence that this principle has been applied in SWF (South Woodham Ferrers Town Council PO1965) • Concern that large allocation sites will not be able to ensure critical infrastructure is delivered in a timely manner (Hammonds Estates LLP PO1988).
Other
• Needs of villages within Great Leighs should be prioritised over what the developers are willing to pay for.
Alternatives considered

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (USE DEVELOPMENT TO SECURE NEW INFRASTRUCTURE)
No main issues.

STRATEGIC POLICY S1 - SPATIAL PRINCIPLES (PLAN FOR THE LONGER TERM)
Support
• Broad support for the principle from bodies including Rochford District Council (POQ531), Little Baddow Parish Council (PO576), Essex County Council (PO1531), Epping Forest District Council (PO2225), Braintree District Council (PO2185), Castle Point Council (PO1861), BAE Systems (PO2213), Countryside Properties (UK) Ltd (PO1905), Countryside Zest/Properties (POQ571), Campden Hill Limited (POQ295), Hammonds Estates LLP (PO1988) and Rosehart Properties Limited (POQ499).
Against
• There is no consideration for where housing could be allocated beyond the extent of the plan period (Taylor Wimpey Strategic Land POQ307) • There is no evidence that this principle has been applied to SWF (South Woodham Ferrers Town Council PO1966) • Concern air pollution in development areas will get worse.
Other
• Make reference to the investigation into future strategic and local transport infrastructure necessary to meet the long-term growth (Essex County Council PO1532) • Plan for the increased use of electric cars and self-drive cars • Consider allocating an area to develop a whole new town • Consider a Park & Ride in Writtle as opposed to A414 • Consider planting trees for every house built • Consider improvement to areas close to stations to encourage commuters to live closer to public transport hubs • Look at incentives for people living in larger properties to move to smaller properties so that housing capacity is better utilised • Encourage farmers to harvest land to provide for the local communities • Consider updating flood prevention schemes • Consider provision of burial grounds.
Alternatives considered
No main issues.

Council Response/Action

- General comments and support have been noted
- Overall the Spatial Strategy seeks to minimise the loss of higher grade agricultural land
- New Spatial Principles (SP) added to locate development to avoid or manage flood risk. This underpins the Spatial Strategy and is in response to comments by the Environment Agency
- No further new SPs in response to comments made; most suggestions relate to meeting development needs and the delivery of new development rather than being a Spatial Strategy consideration
- The SPs have informed the overall Spatial Strategy for the plan area. They do not seek to describe the Council's development requirements
- Amendment to SP to 'Maximise the use of suitable brownfield land' as not all brownfield land may be appropriate for development. Expanded Reasoned Justification to clarify brownfield land can be reused provided that it is not of high environmental value in line with the NPPF and in response to comments from Natural England (PO2152)
- Deletion of SP related to Garden community principles as this is about the delivery of development allocations rather than a Spatial Strategy consideration
- Strengthening of SP to 'Protect and enhance valued landscapes, heritage and biodiversity' by inserting the words 'and enhance'
- Expansion of Reasoned Justification for securing new infrastructure by listing types of infrastructure to be secured
- Expansion of Reasoned Justification for plan for the longer-term to clarify that growth post 2036 will be considered through a review of the plan and its evidence base. This will include assessment of future transport infrastructure requirements (in response to Essex County Council PO1532)
- Many comments relate to the interpretation and application of the SP. The Local Plan policies and proposals have been consistently applied and accord with the Spatial Principles e.g. North of SWF, North of Broomfield and West Chelmsford will locate development at well-connected locations, ensure development is served by necessary infrastructure and protect the Green Belt
- Protection of the Green Belt accords with the NPPF. Other policies in the Plan more appropriately cover proposals for the use and development of land within the Green belt
- The Landscape Sensitivity and Capacity Assessment has helped determine land appropriate for development. Its purpose is not to identify new landscape designations
- Many comments are not relevant to the Spatial Principles e.g. Those related to provision of specific infrastructure for site allocations and Green Wedge/Corridor designations - see other sections of this Feedback Report for the Council response/action
- Due to a shortage of brownfield sites, it is necessary to allocate new development on agricultural land to meet future housing, employment or community needs. A SP to protect farmland would be inappropriate (in response to Boreham Parish Council)

- The PS LP maintains our position to protect the Green Belt from development, in line with the Spatial Principles and NPPF. We are able to meet our growth needs without the need for considering use of the Green Belt
- Requirement for a preliminary risk assessment is more appropriately covered in updated Policy PA2
- Green Belt boundaries have been checked and where appropriate refined for the updated Policies Map e.g. Around Defined Settlement Boundaries.

5- Creating Sustainable Development

Addressing sustainability

Responses to Question 4 - Do you agree with the Strategic Policies that set out how future development will be accommodated?

	Number of responses	Yes	No	No response
S2 - Securing sustainable development	184	110	75	2,619
S3 - Addressing climate change and flood risk	239	154	86	2,564
S4 - Promoting community inclusion	184	121	63	2,619
S5 - Conserving and enhancing the historic environment	194	147	47	2,609
S6 - Conserving and enhancing the natural environment	196	145	51	2,607
S7 - Protecting and enhancing community assets	174	126	49	2,629
Further comments made to Q4	288	N/A	N/A	2,513

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
S2 - Securing sustainable development	12	4	1	7	2,789
S3 - Addressing climate change and flood risk	20	1	3	16	2,781
S4 - Promoting community inclusion	9	2	0	7	2,792
S5 - Conserving and enhancing the historic environment	16	1	2	13	2,785

	Number of responses	Support	Object	Other	No response
S6 - Conserving and enhancing the natural environment	8	1	2	5	2,793
S7 - Protecting and enhancing community assets	15	5	5	5	2,786
Further comments made to Q9	174	14	45	115	2,627

STRATEGIC POLICY S2 - SECURING SUSTAINABLE DEVELOPMENT

Support

- Policy S2 is consistent with the NPPF with regards to the presumption in favour of sustainable development (Taylor Wimpey Strategic Land POQ307, Hammonds Estates LLP PO2009, Gladman Development Ltd PO1616, Bellway Homes POQ778)

Against

- The most sustainable development locations may not have been identified due to the lack of a Green Belt assessment. Sustainable locations, which could be justifiably reallocated, may have been missed as a result of not fully assessing the Green Belt (Rochford District Council POQ534)
- Commitment in Strategic Priorities and vision do not seem to be taken forward into Strategic Policies. This risks weakening by omission, and could restrict future development opportunities for Anglia Ruskin (Anglia Ruskin University POQ535)
- Concern for the lack of timely infrastructure ahead of housing.

Other

- Policy S2 may need to be reviewed following the proposed changes to the NPPF in the Housing White Paper
- Amend Policy wording to reference Neighbourhood Plans.

Alternatives considered

- Consider a University specific policy as follows: 'The Council will support proposals for the development or development of faculty, research and associated uses, including student accommodation, at the Anglia Ruskin Rivermead Campus in order to facilitate its growth as a centre of excellence for higher education within the City Centre. University developments at the Rivermead campus will be carried out in broad accordance with an agreed Masterplan that will establish principles of land use, scale, sustainability, movement, landscape and phasing

STRATEGIC POLICY S2 - SECURING SUSTAINABLE DEVELOPMENT
within the campus. All other University developments within the City will be considered on their merits, having regard to the support of the Council for the growth of the University within the City and relevant policies of the Local Plan. Proposals should seek to optimise the use of land and promote sustainable means of travel, where relevant and appropriate' This would ensure that the need for growth in higher education facilities and associated uses would be acknowledged (Anglia Ruskin University POQ535).

Council Response/Action

- General comments and support has been noted
- National planning policy is clear that the boundaries of the Green Belt should only be altered in exceptional circumstances. The Green Belt will be protected as it provides the strongest possible planning policy to prevent the encroachment of urban growth into open undeveloped areas and the coalescence of existing built-up areas
- The Council will ensure that any changes made to the NPPF or national planning policy prior to the publication of the PS LP will be considered and taken into account
- A review of the Green Belt has been discounted because sufficient and suitable land is available outside the Green Belt to meet the Chelmsford area's needs in a sustainable way. Careful study of the NPPF and on-going Duty to Co-operate engagement with Rochford District Council gives the Council no cause to change this approach (in response to Rochford District Council POQ534)
- PS LP has been strengthened to better reflect the updated Vision and Strategic Priorities
- Anglia Ruskin University is specifically covered in new Policy CF3 on Education Establishments (in response to ARU POQ535)
- Updated strategic infrastructure policies S11 and S12 will ensure the timely delivery of infrastructure to meet needs arising from new development
- The PS LP has been informed by the Housing White Paper and the proposed national approach to calculate housing need - see updated Policy S8
- Policy amended to refer to Neighbourhood Plans.

STRATEGIC POLICY S3 - ADDRESSING CLIMATE CHANGE AND FLOOD RISK
Support
• Support the use of SuDS (Natural England PO2157) • Policy S3 is consistent with national planning policy.
Against

STRATEGIC POLICY S3 - ADDRESSING CLIMATE CHANGE AND FLOOD RISK

- Policy S3 has not been adhered to when formulating the proposed site allocations - especially in relation to Strategic Growth Sites 2 (West Chelmsford) and 8 (North of South Woodham Ferrers), as these locations have been identified as potential flood risk areas and already suffer from flooding issues
- Concern as to why Warren Farm is considered when it is in the highest negative band for flood risk (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1586, POQ524, PO1907, POQ517).

Other

- The policy does not recognise the important role green infrastructure and resilient ecological networks play in aiding climate change adaptation (Natural England PO2157)
- The garden communities at Strategic Growth Site 4 and Strategic Growth Site 5 should provide significant opportunities to aid climate change adaptation (Natural England PO2157)
- Greater emphasis should be placed on energy efficiency measures within new developments, such as insulation, solar panels and living walls/roofs
- Add additional references to the Marine Management Organisation as the marine planning authority for England (Marine Management Organisation PO354).

Alternatives considered

- Policy S3 and NE3 should be amended as follows: 'The principal method to do so should be Sustainable Drainage Systems (SuDs). Surface water connections to the public sewerage network should only be made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.' (Anglian Water PO1509)
- Policy requires re-phrasing to express a clear definition of what is safe, and detail of acceptable mitigation measures. Also include mention of increased river flows as well as rainfall as a result of climate change (Environment Agency POQ714).

Council Response/Action

- General comments and support has been noted
- Policy strengthened and expanded to better reflect the NPPF and consultation responses. Changes include new references to green infrastructure and other climate change mitigations and adaptation
- In response to the Marine Management Organisation (PO354), new references in supporting text to this organisation and the emerging South East (Inshore) Marine Plan (see also new text in 'What else needs to be considered?)

- All development allocations are supported by the evidence base in respect of flood risk including SGS2 (West Chelmsford) and SGS7 (North of SWF)
- Requirement for SuDS deleted within policy to avoid duplication with updated Policy NE3
- Updated Policy NE3 includes information on making surface water connections to the public sewerage network (in response to Anglian Water PO1509)
- Clarification added on what is considered safe from flooding. Updated Policy NE3 and new Strategic Priority in respect of flood risk also cover this issue (Environment Agency POQ714)
- Reasoned Justification strengthened to explain how climate change will increase flood risk and increased river flows
- Reasoned Justification expanded to explain how development can be made safe and to provide examples of mitigations measures (in response to Environment Agency POQ714)
- Updated Policy NE3 seeks new development to achieves betterment and refers to sequential risk-based approach to new development proposals.

STRATEGIC POLICY S4 - PROMOTING COMMUNITY INCLUSION
Support
• Policy is supported and is consistent with the NPPF.
Against
• Where Neighbourhood Plans exist, or are in development, greater freedom should be given to groups in areas where development is proposed to decide specific site allocations • It should not only be allocations of non-strategic sites, under 100 units, which can be decided by Neighbourhood Plan Groups (Broomfield Parish Council POQ524, Chignal Parish Council PO1909, Writtle Parish Council POQ517, Little Waltham Parish Council POQ533).
Other
• Request the Local Plan provides land for a Hindu Temple and community centre in Chelmsford to provide a place of worship for the City's growing Hindu population (Chelmsford Hindu Society PO935) • For areas where growth is proposed but no Neighbourhood Plan is in development, such as Great Leighs, Chelmsford City Council should approach the Parish Council and local residents regarding developing a Neighbourhood Plan.
Alternatives considered
No main issues.

Council Response/Action

- General comments and support have been noted
- Policy updated and amended for clarification
- Specific reference to six Neighbourhood Plan areas removed to avoid the Plan becoming out-of-date as new areas are designated
- Strategic site allocations (over 100 homes) are identified in the Local Plan to provide greater certainty over their delivery and for supporting infrastructure to be better co-ordinated. Neighbourhood Plans can help to shape site allocations in the Local Plan and choose to allocate additional sites (in response to Broomfield Parish Council POQ524, Chignal Parish Council PO1909, Writtle Parish Council POQ517, Little Waltham Parish Council POQ533)
- This and other policies in the Plan support the development of new community services and facilities. The Plan cannot specify what type of place of worship must be provided (in response to Chelmsford Hindu Society PO935)
- The Council already ensures Parish/Town Council are aware that it will support them to prepare Neighbourhood Plans e.g. Through information on the website, through the Parish Forums and Statement of Community Involvement.

STRATEGIC POLICY S5 - CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT
Support
• Strategic Policy S5 is supported (Historic England POQ588) • Support for the principles of conserving and enhancing the historic environment.
Against
• Concern that this does not conform with the NPPF (Barton Willmore POQ481).
Other
• Reference should be made to, and information obtained from, the Historic Environment Record.
Alternatives considered
• Amend the final paragraph of the policy to read: 'There is a presumption in favour of protecting the significance of non-designated heritage assets, including buildings, structures, features, gardens of local interest and below ground archaeological sites, as detailed in the Council's Register of Buildings of Local Value, within the Inventory of Design Landscapes of Local Interest prepared by the Essex Gardens Trust, and within Essex County Council's Historic Environment Record.' (Essex County Council PO1534)

STRATEGIC POLICY S5 - CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT
• Amend the final sentence of paragraph 5.21 to read: 'There are also 2503 archaeological sites detailed in the Essex Historic Environment Record, maintained by Essex County Council.' (Essex County Council PO1534) • Supporting text expanded to include the Moulsham Hall conservation/strategic landscape enhancement allocation and refer to other site policies that include requirements to conserve, enhance and protect heritage assets as part of the development.

Council Response/Action

- General comments and support have been noted
- Reference to the Historic Environment Record and number of archaeological sites added to Policy HE3 on Archaeology for clarification and completeness (in response to Essex County Council PO1534)
- Policy strengthened to refer to protected lanes and archaeological sites (in response to Essex County Council PO1534)
- Policy re-worded to better reflect the NPPF, additional consistency and clarity, better align with other policies and reflect preferred options responses
- Reasoned Justification expanded to include the Moulsham Hall conservation/strategic landscape enhancement allocation and other requirements to conserve, enhance and protect heritage assets as part of new development
- Reasoned Justification expanded to refer to Council registers and National Lists.

STRATEGIC POLICY S6 - CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT
Support
• Support for the principles of conserving and enhancing the natural environment.
Against
• Plan does not appear to consider impact on soils in accordance with paragraph 109 of the NPPF. Suggest a specific policy on Soils, and Best and Most Versatile agricultural land (Natural England PO2145) • The principles of Strategic Policy S6 have not been adhered to when formulating the proposed site allocations, as the building on greenfield sites will result in the loss of countryside and cause harm to the natural environment.
Other

STRATEGIC POLICY S6 - CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT
• Local Plan contains no information on water quality, water resources or light pollution. Further information should be sought from PPG (Natural England PO1488) • Green Infrastructure Strategy should be completed as a matter of urgency. The provision of green infrastructure should be included within a specific Local Plan policy or integrated into other relevant policies. A minimum green infrastructure portion of 40% area should be sought (Natural England PO1488) • The Council should prepare a strategic solution to identify measures which mitigate the impact of recreational pressure on protected sites, such as SSSIs (Natural England PO1488) • Careful consideration should be given to the A130 landscape corridor. It is recommended that reference is made to the treatment of houseboats and liveaboards (Rochford District Council POQ531) • The policy could better encompass Water Framework Directive objectives relating to habitat quality not just water quality (Environment Agency POQ714) • The Policy should be amended to ensure distinction between the hierarchy of designated sites as set out at paragraph 113 of the NPPF (Hammonds Estates LLP PO2019) • Conservation and enhancement should be extended to non-listed assets such as rural landscapes and country lanes • Not linking the navigation to the confluence of the rivers is a missed opportunity.
Alternatives considered
No main issues.

Council Response/Action

- General comments and support have been noted
- Policy redrafted in response to preferred options responses and to better align with the NFFP, other policies in the Plan and the Council's completed Green Infrastructure (GI) Strategic Plan
- The Spatial Principles outline the importance of maximising development on brownfield sites. However, due to the level of growth required over the Plan period, the allocation of greenfield sites is required
- Policy strengthened to ensure that new development does not contribute to water pollution and, where possible, enhances water quality
- Policy SPA2 (Racecourse) includes a specific requirement to minimise the impact of floodlighting
- Policy CO7 (Extensions to Buildings) seeks to avoid harm to surrounding that may be caused by light pollution (in response to Natural England PO1488)

- Policy PA1 (Protecting Amenity) requires new development to not give rise to unacceptable levels of light pollution (in response to Natural England PO1488)
- Various new references to GI are included within relevant site policies – see Policies S3, S6, S11 and individual site allocation policies including SGS2 (West Chelmsford) and SGS5 (Great Leighs)
- Policy S6 specifically sets out how the Council will plan for a multifunctional network of green infrastructure which protects, enhances and, where possible, restores ecosystems, securing a net gain in biodiversity across the City. It is not considered possible to specify a minimum proportion of 40% green infrastructure for the area and this quantum is not supported by evidence
- Green infrastructure is specifically included within updated strategic infrastructure policies
- Reference added to the preparation of an Essex-wide Recreational Avoidance and Mitigation Strategy (RAMS) – see also site allocation Policies for N of SWF (SGS7), Danbury (SGS9) and East Chelmsford (SGS3a, c and d)
- At this stage there is no evidence to suggest that provision needs to be specifically made for Houseboats and liveaboards in Chelmsford. The Council will continue to participate on a Duty to Co-operate Essex-wide group to to develop a consistent approach to houseboats and residential moorings led by Rochford District Council and will seek to respond to the outcomes of this work
- Policy and Reasoned Justification strengthening in respect of biodiversity
- Reasoned Justification sets out the hierarchy of designated sites. Additional reference added to assessing development proposals in line with European legislation. Relevant other policies consider how development proposals affecting designated sites will be considered - see Policies NE1 and NE2
- Policies HE3 and NE2 cover non-designated assets and conservation of the non-protected landscapes respectively
- Policies in the Plan seeks improvements to Chelmer and Blackwater Navigation waterway infrastructure – see Policy SGS1a (Chelmer Waterside)
- Supporting text expanded to include two new Country Parks and new allocations for future recreation use/SuDS to support strategic site allocations
- Reasoned Justification for updated Policy NE1 seeks improvements to habitat quality such as new wetland areas
- In response to Natural England (PO1488), no requirement in the NPPF to include a specific policy on Soils and Best and Most Versatile Agricultural Land. However, in line with the NPPF consideration has been given to the best and most versatile agricultural land - see updated supporting text to S9
- In response to Natural England (PO1488), the Defra Code of practise for the sustainable use of soils on construction sites will be reviewed as part of the preparation of the Making Places SPD
- See response/action to SGS Policy CW1a in respect of calls for a navigable link.

STRATEGIC POLICY S7 - PROTECTING AND ENHANCING COMMUNITY ASSETS
Support
• Importance of securing new sports and leisure facilities through new developments and protecting existing community assets is supported and consistent with section 8 of the NPPF (Sport England PO748).
Against
• NPPF does not provide protection for community assets unless robustly justified and evidenced (Barton Willmore POQ481) • Proposed site allocations do not include the delivery of new, or improvements to existing community facilities and assets.
Other
• Policy needs higher aspirations towards a net gain in nature (Natural England PO1488) • Recommend policy is reviewed to provide flexibility in the use of existing community assets which are unviable or unused, and need to demonstrate that appropriate marketing has been undertaken to demonstrate there is no appropriate alternative community use (Essex County Council PO1535).
Alternatives considered
• Recommend expanding or removing references to Class D1 uses, as other important community and cultural facilities can be D2, Sui Generis, and, in the case of pubs A4. (Theatres Trust PO857) • Recommend merging policies S7, CA1 and CA2 into one concise policy for the promotion and protection of community and cultural facilities (Theatres Trust PO857).

Council Response/Action

- General comments and support have been noted
- Policy S6 specifically sets out how the Council will plan for a multifunctional network of green infrastructure which protects, enhances and, where possible, restores ecosystems, securing a net gain in biodiversity across the City (in response to Natural England PO1488)
- Policy CF2 sets out the circumstances where it may be appropriate to change of the use of community facilities. This supporting text is strengthened to specifically refer to details of marketing
- Reasoned Justification expanded to refer to other community facilities (that may fall outside D1 Class uses) - in response to the Theatres Trust PO857
- Further examples of the type of facilities covered by the policy provided in the reasoned justification

- It is considered appropriate to separate policies which seek to deliver new and protect existing facilities alongside an overarching strategic policy
- References in Reasoned Justification to New Hall School Estate Parkland and Chelmer Village strategic recreation notation moved into more relevant Policies S5 and S6 respectively.

6- How will future development growth be accommodated?

Development requirements

Responses to Question 4 - Do you agree with the Strategic Policies that set out how future development will be accommodated?

	Number of responses	Yes	No	No response
S8 - Development requirements	171	92	79	2,632
Further comments made to Q4	289	N/A	N/A	2,513

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
S8 - Development Requirements	64	4	11	49	2,737
Further comments made to Q9	174	14	45	115	2,627

STRATEGIC POLICY S8 - DEVELOPMENT REQUIREMENTS
Support
• Support for the policy (Thurrock Borough Council PO1038, Highways England East/South East Region PO1495, Royal London Asset Management (RLAM) PO1116) • Support the roll forward of office/business space at Beaulieu Park/Channels, alongside additional allocations (Essex County Council PO1536) • Support the proposed development requirements, the 20% buffer, and Chelmsford's intention to meet housing need in full (Brentwood Borough Council PO1044, Colchester Borough Council POQ522, Rochford District Council POQ531, Tendring District Council POQ523, Epping Forest District Council PO2226, Greater London Authority PO1649, Thurrock District Council PO1038)

STRATEGIC POLICY S8 - DEVELOPMENT REQUIREMENTS
• Support given to the application of a 20% buffer to the OAHN (The JTS Partnership PO1112) • Approach to calculating housing need, including 20% buffer, is in accordance with the NPPF.
Against
• The 20% supply buffer is only to meet Chelmsford's housing need. This is not in the spirit of the DTC or justified. CCC should undertake further work with neighbouring authorities who are likely to be unable to meet their OAN to determine if the city can help meet unmet housing needs (Basildon Borough Council PO534) • The quantum of new housing and business floor space for Strategic Growth Site 8 is not justified. A HMA should be formed with SWF and LPA's in south Essex and a separate OAHN study should be conducted (South Woodham Ferrers Town Council PO2013) • Concern that policy does not conform with the NPPF (Barton Willmore POQ481) • Concern that development requirements do not consider the potential unmet needs of neighbouring authorities. This should be considered under the DTC (Thurrock Borough Council PO1038) • Smaller allocated sites are phased to be developed in the first five years so it appears unlikely that the required infrastructure will be provided until the end of the plan period (Little Waltham Parish Council POQ533) • Consider demonstrable link between Castle Point and Chelmsford which justifies request for assistance with unmet housing need (Castle Point Council PO1862) • Barton Willmore OAHN identified a worsening in house price change and affordability signals which warrant an upward adjustment to housing need figure. Conclude that an OAHN of 900 dwellings per annum should be used in place of the Council's stated OAHN of 805 dwellings per annum (Gladman Developments Ltd PO1574) • Consideration should be given to how Chelmsford can assist in meeting some of London's identified unmet housing need. Believe Hammonds Farm is a suitable site to help meet this need (Hammonds Estates LLP PO2022) • Substantial difference in jobs growth forecast between EEFM and Experian forecasts has not been adequately considered (Hammonds Estates LLP PO2022) • A 20% uplift should be applied to the EEFM figure of 728 dpa, which would result in an OAN of 874 dpa. This would result in a total annual requirement of 1,048 dpa rather than 964 dpa (Hammonds Estates LLP PO2022) • The 100% implementation of reallocated LDF sites is unrealistic. A non-implementation rate of between 5% and 10% should be applied, which would require an additional 460-920 units allocated (Medical Services Danbury Ltd PO994) • Need to update requirement for 40-50,000sqm of new employment space and assess how the failure of sites put forward for office development will affect the need. Provision needed for flexible schemes capable of early delivery in contrast to over reliance on strategic sites (Aquila Developments POQ770)

STRATEGIC POLICY S8 - DEVELOPMENT REQUIREMENTS
• The LP is silent on the issue of student housing, though it is acknowledged in the Housing Strategy Statement 2015-2016 • HMA should include Maldon District.
Other
• In recognition of outside forces which may hinder delivery of housing, the Council should identify and allocate reserve sites, in case of slower than expected delivery (The JTS Partnership PO1112) • Cross-boundary migration and commuting may have implications for unmet housing needs of South Essex (Thurrock Borough Council PO1038) • Likely Chelmsford will be approached by South Essex HMA to help address unmet need in this area (Rochford District Council POQ531) • Uncertainty as to the method for calculating OAN following the publication of the Housing White Paper, and concern that the Council may have underestimated its Housing Need • Policy or Reasoned Justification should make reference to specialist housing • There appears to be a miscalculation of the overall housing need figure and the figure should be 22,218 as opposed to 22,122 (Basildon Borough Council PO534, Hammonds Estates LLP PO2022) • CCC to note that Basildon's Gypsy and Traveller site need is being assessed separately (Basildon Borough Council PO536) • CCC should take a cautious approach to Gypsy and Traveller and Travelling Showpersons provision in advance of the full GTAA being published (Basildon Borough Council PO536) • Consider travel to work areas as well as HMA (Basildon Borough Council PO534) • Make reference to foul water treatment and/or disposal including the need for phasing of development as appropriate (Anglian Water Services Ltd PO1501) • This Policy should be amended to reflect the number of houses to be delivered is a minimum, as required by the NPPF (Great Leighs Land Owners PO2232) • Consider allocation of dedicated 'grow on space' (Essex County Council PO1556).
Alternatives considered
• Add student housing to acceptable uses for site allocations, where appropriate (Anglia Ruskin University POQ535).

Council Response/Action

- General comments and support have been noted
- Policy updated to an April 2017 housing supply position
- Policy text changed to show that the total housing supply is around 20% higher than OAHN

- The Reasoned Justification has deleted the reference to the 20% supply buffer could only be for Chelmsford housing need
- EPOA Guidance Note on Unmet Housing Need September 2017 provides a framework for considering requests from other LPAs. This provides a robust process where other authorities must fully assess their needs before asking for assistance.
- Historic undersupply of housing since 2013 is eliminated within existing housing commitments
- The Council's evidence indicates the HMA geography is an appropriate area to assess housing need
- The Council's 805 dwellings per annum is considered robust and the methodology is used by all the authorities in the North and Mid Essex HMA
- The evidence base supports the housing and employment requirements within the PS LP and has adequately considered jobs growth forecasts
- Sites with potential for student housing are included in relevant Site Allocation Policies including Opportunity Site 1b (Railways Sidings) and Growth Site 1o (Rectory Lane Car Park East)
- Updated Policy S11 includes a new reference to foul drainage and waste water treatment
- Updated Policy S12 will secure the timely delivery of new infrastructure needed to support new development
- The PS LP is allocating sites to accommodate nearly 20% more housing than the current OAHN so there is no need to allocate reserve sites. In line with new Policy S15 a review of the LP will commence three years after its adoption or earlier if necessary to address the implications of the national standardised approach to calculating local housing need when finalised.

The Spatial Strategy

Responses to Question 4 - Do you agree with the Strategic Policies that set out how future development will be accommodated?

	Number of responses	Yes	No	No response
S9 - The Spatial Strategy	240	71	169	2,563
S10 - Delivering housing growth	174	97	77	2,629
S11 - Delivering economic growth	163	100	63	2,640
S12 - Infrastructure requirements	211	108	103	2,592
S13 - Securing infrastructure	191	99	93	2,612
S14 - The role of the countryside	182	121	61	2,621

	Number of responses	Yes	No	No response
S15 - The role of City, Town and Neighbourhood Centres	152	104	48	2,651
Further comments made to Q4	290	N/A	N/A	2,513

	Number of responses	Support	Object	Other	No response
S9 - The Spatial Strategy	70	2	16	52	2,731
S10 - Delivering Housing Growth	3	0	0	3	2,798
S11 - Delivering Economic Growth	11	4	1	6	2,790
S12 - Infrastructure Requirements	51	7	6	38	2,750
S13 - Securing Infrastructure	13	2	1	10	2,788
S14 - The role of the Countryside	14	2	2	10	2,787
S15 - The role of City, Town and Neighbourhood Centres	9	1	0	8	2,792
Further comments made to Q9	174	14	45	115	2,627

STRATEGIC POLICY S9 - THE SPATIAL STRATEGY

Support

- Support for the policy (Highways England East/South East Region PO1495)
- The settlement hierarchy is consistent with national planning policy and seeks to direct growth to the most appropriate and sustainable locations
- Significant modal shift is necessary, with investment in improved facilities, as well as creation of additional capacity to facilitate reduction in the number of vehicles coming into the city (Essex County Council PO1537)
- Acknowledge that Hammonds Farm is not supported by the evidence base, and support the decision to discount it as it would be detached from the urban area, would cause rat-running to the new rail station and additional park and ride facilities related to Hammonds Farm may jeopardise the viability of proposed and existing park and rides (Essex County Council PO1538).

STRATEGIC POLICY S9 - THE SPATIAL STRATEGY

Against

- The proposed allocation of development to Key Service Settlements is inconsistent. It appears that Great Leighs and Broomfield are allocated significantly more development than Bicknacre, Boreham and Danbury
- Spatial Principles have not been followed when determining the Spatial Strategy, particularly in relation to Strategic Growth Sites 2, 6 and 8, which do not represent the most sustainable locations for development
- Spatial Strategy does not allow for the growth or renewal of 'Service Settlements' or 'Small Settlements', which could benefit from an allocation of development. This also applies to all settlements within the Green Belt
- Preferred locations for development in Rettendon and Howe Green have not been included in the PO
- There is no evidence to support SWF's position in the Settlement Hierarchy table (South Woodham Ferrers Town Council PO2064)
- It is unsustainable and unfair for Little Waltham to accommodate 19 pitches for Travellers (Little Waltham Parish Council POQ533)
- Strategic Growth Sites are misleadingly labelled as 'Central and Urban Chelmsford' and 'North Chelmsford' when in fact all are located within rural parishes (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, PO1911, POQ533, POQ517).

Other

- Infrastructure projects such as CNE Bypass, originally due in the current plan, should be delivered well within the next plan period, rather than at the end (Essex County Council PO1537)
- Infrastructure requirements will exceed funding capacity of ECC, CCC and developer contributions, so delivery of all schemes will require government funding (Essex County Council PO1537)
- The new Beaulieu Park station is dependent on the prioritisation it is given by Network Rail (Essex County Council PO1537)
- It is unclear why development should follow the settlement hierarchy set out in the Spatial Strategy Table (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, POQ524, PO1926, POQ517)
- Consider removing the distinction between categories 2, 3 and 4 and place greater emphasis on development in sustainable locations where infrastructure already exists (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, POQ524, PO1911, POQ517)

STRATEGIC POLICY S9 - THE SPATIAL STRATEGY

- Concern about inclusion of 1500 dwellings from windfalls, CCC should monitor actual completion from this source of supply (Barton Willmore POQ481)
- The figure for new homes on brownfield sites in the city centre may be to high and over optimistic, given the complexities and costs of delivering some of these sites.

Alternatives considered

- The alternative option to direct development at higher tier settlements within the Green Belt should be considered and evidenced (Rochford District Council POQ531)
- Support for the inclusion of Hammonds Farm within the site allocations, which is well located and could provide its own services and facilities
- Seek further consideration for Hammonds Farm (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, POQ524, PO1923, POQ533, POQ517)
- Hammonds Farm alternative would require detailed assessment on the impact on the capacity of the A12 junction 18 and the A12 carriageway, along with possible mitigation options. Development at north east Chelmsford would be better located, in transportation terms, than Hammonds Farm (Essex County Council PO1538)
- Add 'flexible business space' to allocations other than just to Strategic Growth Site 8- North of South Woodham Ferrers (Essex County Council PO1556)
- Support for the inclusion of Boreham Airfield
- The LP should recognise Battlesbridge as a Service Settlement and adopt Battlesbridge as a Special Policy Area

Other promoted sites:

- Land north and east of Rettendon Place (15SLAA40) (Croudace Homes POQ437)
- Land east of Vicarage Lane, Gt Baddow (CFS118) (Bressole Limited POQ368)
- Land north and east of Bushy Hill, SWF (15SLAA50) (J&A Lyon POQ450)
- Land off West Hanningfield Road, Gt Baddow (CFS117) (Rosehart Properties Limited POQ499)
- Galleywood Road, Gt Baddow (15SLAA30) (Taylor Wimpey Strategic Land POQ307)
- Old Chase Farm, Danbury (15SLAA46) (Mr Alex Jubb POQ482)
- Land north of Brooklands House, Broomfield (CFS153) (Miscoe Enterprises Ltd POQ534)
- Five Tree Works, Galleywood (CFS97) (Campden Hill Limited POQ295)
- Land at Little Boyton Hall, Roxwell (17SLAA27) (CJH Farming PO1470)
- Land at Skeggs Farm, west of Chelmsford and south of Writtle (Bovis Homes Ltd POQ780)
- Chantry Farm, Boreham (CFS81) (Mrs Mary Rance POQ519)
- St Giles, Bicknacre (15SLAA43) (Genesis Housing Association POQ537)
- Land at Dovedale Farm, Ramsden Heath (15SLAA44) (Scott Properties POQ529)
- Land west of Seven Ash Green (CFS143) (New Hall Properties (Eastern) Ltd POQ562)
- Land south of Brooklands House, Broomfield (17SLAA19) (Stonebond Properties Ltd PO1660)
- Land south east of The Lion Inn, Boreham (CFS9) (Cogent Land LLP PO1651)
- Land at Mill Lane, Danbury (CFS190) (Hill PO1513)

STRATEGIC POLICY S9 - THE SPATIAL STRATEGY
• Land south of Maldon Road, Danbury (15SLAA45) (Richborough Estates PO1661) • Hammonds Farm (CFS83) (Hammonds Estates LLP PO1670) • Land east of Drakes Farm, Lt Waltham (CFS91) (Mr Michael Bladon PO1033) • Land at Hill Farm, Lt Waltham (CFS149) (Hill Farm Chelmsford Ltd PO1655) • Land at Main Road, East Hanningfield (15SLAA48) (Gladman Developments Ltd POQ542) • Land at Main Road, Bicknacre (CFS104) (Gladman Developments Ltd POQ542) • Land at Maldon Road, Danbury (15SLAA49) (Gladman Developments Ltd POQ542) • Land east of Great Baddow (in addition to proposed allocation) (CFS99 & CFS100) (Barton Wilmore POQ481) • Land North of Lammas Cottage, Stock (CFS142) (Thomasin-Foster & Wilkinson POQ563) • Land at Generals Farm, Boreham (CFS207) (Aquila Developments Ltd POQ770) • Land at Paynes Lane, Boreham (CFS50) (Aquila Developments Ltd POQ770) • Extension of St. Luke's Park, Runwell (17SLAA28) (Countryside Properties (UK) POQ566) • Land at 17-37 Beach's Drive, Chelmsford (CFS168) (RWH Properties Ltd POQ539) • Land west of Brook Hill, Little Waltham (CFS72) (Chelmsford Diocese Board of Finance PO1662) • Land to the south east of 42 Church Hill, Little Waltham (CFS74) (Chelmsford Diocese Board of Finance PO1662) • Land west of 7 Abbey Fields, East Hanningfield (CFS68) (Chelmsford Diocese Board of Finance PO1669) • Land north of Main Road, Margaretting (17SLAA16) (The Russell Family PO1729) • Land west of Hall Lane, Sandon (CFS102) (Messrs Speakman PO1657) • Land north east of 148 The Street, Little Waltham (CFS272) (Mr Paul Hopkins PO1650) • Land at Lathcoats Farm, Beehive Lane (17SLAA18) (Countryside Properties PO1652) • Land east of Hallfield House, Back Lane, Little Waltham (CFS138) (Cliffords Ltd PO1663) • Land east of Bowen House, Wheelers Hill, Little Waltham (CFS146) (Cliffords Ltd PO1663) • Land north west of Wheelers Hill Roundabout, Little Waltham (CFS122) (Cliffords Ltd PO1663) • Land at Bedford Field, Broomfield (15SLAA47) (King Edward VI Grammar School Foundation PO1654) • Land south east of Castle Close and north west of Catherines Close, Great Leighs (17SLAA21) (Tritton Family Trust PO1484) • Land off Boreham Road, Great Leighs (17SLAA22) (Tritton Family Trust PO1484) • Land to the south of Boreham Road, Great Leighs (17SLAA23) (Tritton Family Trust PO1484) • Land off Goodmans Lane, Great Leighs (17SLAA24) (Tritton Family Trust PO1484) • Land west of the Braintree Road Roundabout, Great Leighs (17SLAA25) (Tritton Family Trust PO1484) • Land west of the Braintree Road Roundabout, Great Leighs (17SLAA26) (Tritton Family Trust PO1484) • City Park West, Phase 3 (15SLAA31) (Genesis Housing Association PO1515)

STRATEGIC POLICY S9 - THE SPATIAL STRATEGY
• Land adjacent to Campion Farm, Saxon Way, Broomfield (CFS212) (Cliffords Ltd PO1487) • Bushy Hill Communication Station, Edwins Hall Road, Woodham Ferrers (17SLAA12) (BAE Systems PO1566) • Land at Mount Maskall, Generals Lane, Chelmsford (CFS10) (Mr Graham Vint PO1653) • Bilton Road Industrial Estate, Chelmsford (17SLAA29) (Legal & General PO1568) • Eastwood House and car park, Glebe Road, Chelmsford (17SLAA20) (Aberdeen Asset Management PO1573) • Land north and south of Brick Barns Farm, Broomfield (CFS181) (Bellway Homes POQ457) • Land adjacent to Sandpit Cottage, Holybread Lane, Little Baddow (CFS162) (Green Planning Studio Ltd PO1063) • Land north east of Sandon Road, Sandon (CFS21) (Robert Brett & Sons Ltd PO357) • Land at Ash Tree Farm, Boyton Cross, Roxwell (CFS152) (Mr C Philpot PO1486) • Roselawn Farm, Broomfield (CFS154) (Miscoe Enterprises POQ534) • Land north of Cranham Road, Little Waltham (CFS125) (Cliffords Ltd PO1489) • Land at Maltings Road, Battlesbridge (17SLAA17) (Mr P Reddit PO988) • Land South East of Chatham Green (CFS27) (Mr A Parker POQ262, Mrs D Parker POQ263) • Land south and east of East Hanningfield (CFS130) (D Chennels Ltd. POQ304) • Land at Howe Green (CFS131) (Mrs Kate Bowling POQ303) • Land at Green Lane, Roxwell (Chelmsford Diocese Board of Finance PO1668) • Land at Rembrandt House, Broomfield (17SLAA9) (Ms Shyy Sachdev POQ348).

Council Response/Action

- General support and comments have been noted
- Amendments made to Policy in regard to site numbering, site names and quantity to update text and reflect changes since the PO LP was published
- The LP PS Spatial Strategy represents a sustainable development strategy that is supported by the evidence base and in accordance with the NPPF. Alternative Spatial Strategy options have been tested, consulted on and rejected during the preparation of the LP
- New infrastructure will be secured through legal agreements to future planning applications which will include the scale and timings of necessary infrastructure. The Infrastructure Delivery Plan produced to support the PS LP sets out the expected timings for all forms of required infrastructure (in response to Essex County Council PO1537)
- The Spatial Strategy applies the Spatial Principles to focus new development to the most sustainable locations. The Settlement Hierarchy remains as a key feature, ranking the settlements according to their size, function, characteristics and sustainability. Therefore the categories have not been removed in response to comments from Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, POQ524, PO1911, POQ517

- The data collated as part of the Council's Authorities Monitoring Report includes completions from sources of windfall development (in response to Barton Willmore POQ481)
- A new settlement at Hammonds Farm has been discounted as it is not supported by the Plan evidence base including the Landscape Sensitivity and Capacity Assessment and Preferred Options SEA/SA
- Reference to 'flexible employment space' has been included in Strategic Priority 3 (in response to Essex County Council PO1556)
- The Council has carefully considered sites which were submitted through the SLAA and those considered as 'reasonable alternatives' to deliver the Spatial Strategy have been subject to Sustainability Appraisal. Other sites are not considered to be 'reasonable alternatives' as they are not considered to be able to deliver the Spatial Strategy, for example lie within the Green Belt
- A small number of alternative development sites submitted during the PO LP consultation have been included within the PS LP
- The LP does no allocate sites with a capacity of less than 10 dwellings
- Directing development at settlements in the Green Belt has been discounted because sufficient and suitable land is available outside the Green Belt to meet the Chelmsford area's needs in a sustainable way. Careful study of the NPPF and on-going Duty to Co-operate engagement with Rochford District Council gives the Council no cause to change this approach (in response to Rochford District Council POQ534)
- Expanded Reasoned Justification to Policy S12 covering that the Council will lobby central Government for additional funding sources for key large strategic infrastructure projects (in response to ECC PO1537).

STRATEGIC POLICY S10 - DELIVERING HOUSING GROWTH
Support
• Consistent with NPPF. Support aims and objectives (Barton Willmore POQ481) • Support a masterplanned approach for all major housing developments (Rochford District Council POQ531) • A masterplanned approach will ensure that proposed development is supported by the necessary infrastructure, considers appropriate implementation and delivery routes, and maximises the potential of each site, in order to provide sustainable, high quality new neighbourhoods/communities (Essex County Council PO1539).
Against
• Housing growth is not required and will only fuel further housing growth.

STRATEGIC POLICY S10 - DELIVERING HOUSING GROWTH

Other

- Previous attempts at masterplanning have been unsuccessful, such as the NCAAP growth allocation north of Copperfield Road, which has resulted in uncoordinated infrastructure provision
- Plan should seek to provide greater structure and certainty to ensure masterplans are produced and infrastructure is forward funded to ensure sustainable and timely delivery (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, PO1912, POQ533, POQ517)
- Policy S10 should include a monitor and review clause which seeks to act as an early warning system for the Council which may trigger a Local Plan Review (Gladman Developments Ltd PO1619)
- Policy should include safeguarded land to ensure housing need can be met beyond the plan period (Taylor Wimpey Strategic Land POQ307)
- The LP should reference that the brownfield land to be used is not of high environmental value (Natural England PO2158).

Alternatives considered

No main issues.

Council Response/Action

- General support and comments have been noted
- Preferred Options Local Plan Policy S10 has been removed from the PS LP to avoid repetition and duplication. The policy requirements are now covered by updated Policies S4 (in respect of mix of housing), S8 (in respect of housing growth), S9 (in respect of protecting existing housing) and MP1 and site allocation policies (in respect of masterplans)
- New Policy S15 sets out when the LP will be reviewed (Gladman Developments Ltd PO1619)
- There is no requirement to safeguard housing land within the NPPF. The PS LP is allocating sites to accommodate nearly 20% more housing than the current OAHN allowing for flexibility (in response to Taylor Wimpey Strategic Land POQ307)
- Updated Policy S1 includes reference to using suitable brownfield land provided it is not of high environmental value (in response to Natural England PO2158).

STRATEGIC POLICY S11 - DELIVERING ECONOMIC GROWTH

Support

STRATEGIC POLICY S11 - DELIVERING ECONOMIC GROWTH
• Support for the policy (Highways England East/South East Region PO1495, Royal London Asset Management (RLAM) PO1116) • Support the roll forward of office/business space at Beaulieu/Channels, along with the additional allocations (Essex County Council PO1540) • Support for the provision of flexible employment space to deliver economic growth and support the diversification of the Chelmsford economy.
Against
• Strategy is reliant on the early delivery of infrastructure, which requires housing delivery and results in employment provision held back until later • The strategy places too much focus on office and high tech employment space and does not provide adequate provision for B2 and B8 uses.
Other
• Bilton Road employment site is no longer fit for purpose and so the employment area designation should be removed • Consider allocation of dedicated 'grow on space' (Essex County Council PO1556).
Alternatives considered
No main issues.

Council Response/Action

- General support and comments have been noted
- Re-numbered as Policy S10
- Policy expanded to refer to Rural Employment Areas that are designated on the Policies Map
- The Employment Trajectory shows that new employment allocations will be delivered over the Plan period and not held back after housing development
- Reasoned Justification expanded to refer to grow-on space (in response to Essex County Council PO1556)
- The B1 allocations are supported by the employment evidence base. The Plan does allow for flexibility in respect of use of employment floorspace
- Bilton Road is a successful employment area supported by the Employment Land Review. It will be safeguarded in line with employment policies in the Local Plan including PS LP Policy S10.

STRATEGIC POLICY S12 - INFRASTRUCTURE REQUIREMENTS

Support

- Support improvements to the A130, particularly at the Fair Glen interchange with the A127/A1245 (Castle Point Council PO1863)
- Support improvement of sustainable travel modes (Rochford District Council POQ531)
- Support joint efforts to secure investment and improve road infrastructure, particularly along the A12, which is a strategic cross-boundary issue for Essex and south-east England (Brentwood Borough Council PO2203)
- Fully endorse delivery of key infrastructure to enable sustainable delivery of proposed growth, specifically strategic infrastructure such as CNE Bypass and Beaulieu Park Railway Station (Essex County Council PO1541, Broomfield Parish Council POQ524, Chignal Parish Council PO1914, Writtle Parish Council POQ517)
- Support improvements to the GEML between London and Norwich subject to there being no adverse impacts on Elizabeth line services (Transport for London PO1472).

Against

- Commuting from SWF into Chelmsford has not been considered (South Woodham Ferrers Town Council PO2104)
- Concern for potential impact on highways, in particular, the A132 (Rochford District Council POQ531)
- The Sustainability Review does not provide an accurate review of the quality or reliability of the bus services available. Potential improvements to improve bus services are not deliverable due to conditions on the ground (Little Waltham Parish Council POQ533, Writtle Parish Council POQ517)
- There is no evidence to suggest that people will switch from cars to walking or buses (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, POQ524, PO1918, POQ533, POQ517)
- Disagree with the aims and objectives of the county's vision for Chelmsford's transport system to be supported by three growth areas (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, POQ524, PO1914, POQ533, POQ517)
- Concern about inadequate testing of the highways implications of PO spatial strategy and the alternative spatial strategy - particularly in respect of infrastructure that would support Hammonds Farm. Feel Hammonds Farm can be accommodated by existing and proposed highways infrastructure (Hammonds Estates LLP PO1939)
- Do not wish for the new railway station to have a negative impact on Hatfield Peverel station or Braintree Branch Line (Braintree District Council PO1491)
- There are no proposed transport infrastructure improvements to support Strategic Growth Sites 2 and 6 and therefore these sites fail the test of sustainability (Newlands Spring Residents Association POQ681)

STRATEGIC POLICY S12 - INFRASTRUCTURE REQUIREMENTS
• The LP relies on potentially undeliverable infrastructure improvements that would need to be assessed and evaluated prior to such an option being promoted (Little Waltham Parish Council POQ533, Writtle Parish Council POQ517) • It seems premature to identify development locations based on potential improvements to transport infrastructure (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, POQ524, PO1943, POQ533).
Other
• Note A12 Chelmsford bypass is heavily congested; J15 on the A414 needs improvement to capacity; J16 at Temple Farm operates well despite heavy movement from Chelmsford, Basildon and Southend; J17 on the A130 is nearing capacity; J18 at Sandon is nearing capacity; and J19 at Boreham is running at capacity and demand is increasing (Highways England East/South East Region PO1497) • CCC should ensure a timely delivery of improvements in relation to capacity issues at SWF Waste Water Treatment Works (Natural England PO2160) • The railway line at SWF has significant potential for improvement (Rochford District Council POQ531) • Consider widening the A12 to three lanes (Springfield Parish Council POQ284) • Development at South Woodham Ferrers should be supported by transport infrastructure improvements, especially at Rettendon Turnpike junction and contribute to strategic network improvements, such as the A127 and A130 (Basildon Borough Council PO537) • Consider suggestions provided to improve traffic flow on the A130, and reducing the number of roundabouts on Essex Regiment Way (Broomfield Parish Council POQ524, Chignal Parish Council PO1914) • Local Plan should consider specific local policy beyond the NPPF which says you should deliver proactive strategies to mitigate and adapt to climate change, taking full account of flood risk and coastal change. Reasoned Justification does not make reference to strategic flood defence measures (Environment Agency POQ714) • No information to suggest growth in Braintree District is dependent on the CNE Bypass, growth areas in Braintree require significant infrastructure provision in their own right and are unlikely to contribute to infrastructure projects outside of the district (Braintree District Council PO1491) • It is unclear whether initiated strategic road network mitigation schemes will fall under the criteria for CIL funding (Highways England East/South East Region PO1495) • The HRA Report identifies that there are capacity issues at South Woodham Ferrers Waste Water Treatment Works, therefore advise that the timely delivery of improvements in treatment capacity are to reduce the likelihood of any water quality impacts on Essex Estuaries SAC and Crouch and Roach SPA and Ramsar site (Natural England PO2160)

STRATEGIC POLICY S12 - INFRASTRUCTURE REQUIREMENTS

- Development of P&R, rail station and capacity improvements to the RDR and A132 have potential to impact heritage assets (Historic England POQ588)
- Concern if road improvements result in significant additional traffic on the A12 in London and/or other congested TLRN roads, such as the A13 and A406 (Transport for London PO1472)
- Education requirements that have been identified are expected to be funded and land to be provided by developers (Essex County Council PO1527)
- Infrastructure improvements should be delivered before housing growth takes place
- Improvements to A130 and B1012 are essential if development is to take place at South Woodham Ferrers
- Greater emphasis should be placed on cycling infrastructure such as dedicated cycle lanes
- No guarantee CNE Bypass will delivered as no funding is secured
- Anticipated modal shift towards cycling and public transport is unrealistic and people will continue to use their cars
- Transport modelling for SWF should make realistic assumptions about modal shift (Basildon Borough Council PO537)
- Reference could be made to strategic sports/leisure facility projects that have been identified in the Council's evidence base to address community needs (Sport England PO749)
- Reference to foul drainage as well as water supply should be included (Anglian Water Services Ltd PO1502)
- Bullet point 10 should be amended to read: 'Capacity improvements to the A132 between the Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements to be brought forward as early as feasible' (Essex County Council PO1541)
- The bus station is currently operating at 160% of planned use and further work is required to review the park and ride strategy (Essex County Council PO1541)
- Car parking at proposed allocations should consider the impact on citywide travel patterns (Essex County Council PO1541)
- CCC's car parking strategy will need to align with ECC's Future Transport Network concept (Essex County Council PO1563)
- Clarify the location of the new park and ride to enable business cases to be developed (Essex County Council PO1541)
- Continue working with other bodies when looking at a site for the new park and ride, particularly if proposed site will have an impact on the A414 and the Epping Forest District (Epping Forest District Council PO2227)
- The A414, A132 and B1012 corridors are essential for free movement for both residents and businesses (Maldon District Council PO1428)

STRATEGIC POLICY S12 - INFRASTRUCTURE REQUIREMENTS
• LP should recognise the impact on delivery of infrastructure on the viability of development and this policy should make reference to viability in this context (Great Leighs Land Owners PO2234) • LP should reference the NHS's five year forward view and the emerging CCG Sustainability Transformation Plan (NHS England, Essex Team Area PO1791).
Alternatives considered
• There should be a policy within the LP to indicate support from the LPA to the improvement, reconfiguration, extension or relocation of existing medical facilities (NHS England PO1791).

Council Response/Action

- Policy revised and re-numbered as S11
- General comments and support have been noted
- Traffic Modelling has been updated, is considered adequate in scope and takes into account the proposed site allocations. The latest Modelling Reports consider cross boundary impacts and mitigations, the development impact on local junctions, impacts on congestion on the wider network, actual peak hours including in SWF and journey patterns
- A package of measures will be introduced to maximise sustainable transport and opportunities for sustainable travel both through requirements in the Local Plan and through initiatives of ECC e.g. The City Growth Package
- Site allocation policies include measures to maximise sustainable travel including the provision of cycleways e.g. SGS4 NE Chelmsford
- Sustainable transport measures promoted in the Local Plan are considered deliverable and viable and will support new development
- The new railway station at Beaulieu is supported by Network Rail and will complement existing rail capacity in Essex. It will an important focus for growth in the immediate area, and also reduce journeys into the City Centre and Chelmsford Station
- The Infrastructure Delivery Plan produced to support the PS LP sets out the form, scale and timings of necessary infrastructure required. Strategic site masterplans will also ensure the timely delivery of infrastructure (Little Waltham Parish Council POQ533, Writtle Parish Council POQ517, Natural England POQ2160)
- The Local Plan seeks to support the aims and objectives of ECCs vision for Chelmsford's transport system who are the local highway authority
- The requirements for the upgrade of waste water treatment facilities has been considered when preparing the Local Plan - see the Water Cycle Study evidence base reports
- Highways England are the body responsible for developing/implementing proposals to improve the A12. At this stage there are no proposals to widen the A12 to three lanes

around Chelmsford, but the City Council is urgently working to bring this forward, including meeting with ECC, Highways England and Members of Parliament.

- It is envisaged that strategic road improvement schemes will be funded by planning obligations and/or CIL (Highways England East/South East Region PO1495)
- Amendment to Policy wording related to strategic flood defence measures and local flood mitigation measures following response from Environment Agency (POQ714)
- The heritage evidence base to support the Plan allocations and transportation infrastructure including the new railway station and RDR is considered robust (in response to Historic England POQ588)
- Education requirements including contributions/land provision are set out within site allocation policies (Essex County Council (PO1527)
- It is acknowledged that people cannot be made to walk, cycle or use public transport but if high quality alternatives to using a car are provided, as is intended in the Local Plan, then the shift in peoples travelling behaviour along with other improvements allows capacity on the road network for the development
- Amendment to Policy wording related to providing a range of community infrastructure including leisure and recreational facilities following response from Sport England (PO749)
- Reference to waste water treatment included in Policy (Anglian Water Services Ltd PO1502)
- Amendment to policy in respect of delivery of junction improvements in SWF
- The exact location of a P&R facility in West Chelmsford is yet to be determined by ECC (in response to Essex County Council PO1541 and Epping Forest District Council PO2227)
- Policy S12 (previously S13 in the PO LP) covers the viability of development
- Reasoned Justification amended to clarify that new infrastructure can be in form or new, co-located or expanded facilities - see also Policy S12 on securing infrastructure
- Development Management policies allow for the appropriate extension, improvement, reconfiguration or relocation of existing medical facilities. A separate policy would be duplication and is not considered necessary (in response to NHS England PO1791).

STRATEGIC POLICY S13 - SECURING INFRASTRUCTURE
Support
• Support from a number of developers for planning obligations to take into account financial viability • Support this policy (Anglian Water Services Ltd PO1503, Little Baddow Parish Council PO580, Hammonds Estates LLP PO2099).
Against
• There are no proposed transport infrastructure improvements to support Strategic Growth Sites 2 and 6 and therefore these sites fail the test of sustainability (Newlands Spring Residents Association POQ681).

STRATEGIC POLICY S13 - SECURING INFRASTRUCTURE
• Infrastructure Delivery Plan should have been produced in time to inform the Preferred Options • It is unclear how CCC can progress with options for growth without an IDP (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, PO1915, POQ533, POQ517) • Having reliance on developer led infrastructure is flawed (Little Waltham Parish Council POQ533) • Concern that infrastructure to support the LP will not be delivered in a timely fashion.
Other
• It is clear that in addition to developer funding, a collaborative approach with partners will be necessary to lobby Central Government and other funding partners for additional funding sources for key strategic projects (i.e. CNE Bypass/A12 improvements) (Essex County Council PO1543) • Advise that the policy be strengthened to ensure that biodiversity and green infrastructure network creation and enhancement are included in development designs (Natural England PO2161) • Land use policies need to minimise trip generation (Transport for London PO1472) • Sources of funding for the CNE Bypass are unclear (Little Waltham Parish Council POQ533, Writtle Parish Council POQ517) • The second sentence of the policy should be deleted as it is contrary to advice in the NPPF (The North East Chelmsford Garden Village Consortium POQ513).
Alternatives considered
• There should be a specific policy be included for Infrastructure Delivery and Mitigation making reference to ECC's Developers' Guide to Infrastructure Contributions, 2016, which sets ECC's standards for the receipt of relevant infrastructure funding.' (Essex County Council PO1543).

Council Response/Action

- Policy revised, title updated and re-numbered as S12
- General comments and support have been noted
- The Council has prepared an Infrastructure Delivery Plan (IDP) to support the PS LP. This sits alongside the LP and identifies the main items of infrastructure needed to support the planned development and more detail about its phasing, costing and who will pay for them. The site allocation policies also identify key pieces of site specific infrastructure needed to support the development (Broomfield Parish Council, Chignal Parish Council,

Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589. PO1915. POQ533, POQ517).

- Reasoned Justification expanded to refer to areas important for nature conservation and biodiversity, to Policy S3 and to individual site allocation policies which require biodiversity, habitat creation and/or and green infrastructure provision as part of the new developments (in response to Natural England PO2161)
- Encouraging sustainable modes of travel is a recurrent theme in the PS LP e.g. See site allocation policies (Transport for London PO1472)
- Amendment to Policy wording related to timely and, where appropriate, phased manner for delivery of infrastructure following response from The North East Chelmsford Garden Village Consortium (POQ513) and Crest Nicholson Operations Ltd (POQ512)
- Reasoned Justification expanded to cover lobbying for external funding for key infrastructure projects including the CNEB (Essex County Council PO1543, Little Waltham Parish Council POQ533, Writtle Parish Council POQ517)
- Policy amended to reflect recommended wording submitted by ECCregarding mitigation measures and working togethe the Council
- Reference to the ECC developers Guide to Infrastructure Contributions in the Reasoned Justification (in response to ECC PO1543).

STRATEGIC POLICY S14 - THE ROLE OF THE COUNTRYSIDE
Support
No main issues.
Against
• Green Belt boundaries have not been reviewed, which is in conflict to Paragraph 83 of the NPPF (Taylor Wimpey Strategic Land POQ307) • Do not want open landscape character of rural parishes in the west of Chelmsford to be destroyed by urbanisation (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, POQ524, PO1916, POQ533, POQ533) • Concern that policy does not conform with the NPPF (Barton Willmore POQ481) • Proposals made for Strategic Growth Sites 3a, 3b and 3c do not fit with with policy (Sandon Parish Council PO841) • Concerned that Policy S14 is not sufficiently clear and does not relate closely enough to the requirements of the NPPF, particularly in respect of areas of ecological and historical importance, the value of which is clearly explained in the NPPF (Hammonds Estates LLP PO2105).
Other

STRATEGIC POLICY S14 - THE ROLE OF THE COUNTRYSIDE

- Consider extending the Green Wedge and Green Corridor to protect Ford End
- Ecosystems within the countryside must be protected
- High grade agricultural land should be maintained for food production
- Consideration for enhancing and developing accessible, high quality green space (Essex County Council PO1544)
- Wording is not wholly consistent with the NPPF and should therefore be reworded (Gladman Developments Ltd PO1622, Barton Willmore POQ481)
- Policy should be expanded to make provision for brownfield sites within the countryside being appropriate for sensitively designed development, in order to ensure a robust supply of housing land, in line with the NPPF (BAE Systems PO2212).

Alternatives considered

No main issues.

Council Response/Action

- Policy revised and re-numbered as S13
- General comments have been noted
- National planning policy is clear that the boundaries of the Green Belt should only be altered in exceptional circumstances. Given that adequate suitable non-Green Belt land was identified through the SLAA, a Green Belt Review is not considered necessary to inform this LP (Taylor Wimpey Strategic Land POQ307)
- Inclusion of wording in Reasoned Justification to reference the Council's Green Infrastructure Strategic Plan which provides a framework for the planning and management of Chelmsford's green and blue infrastructure resources
- Inclusion of reference to Historic Landscape Characterisation Study as an evidence base document
- Amendment to Policy to provide clarification in terminology between the countryside and locally valued landscapes to be consistent with the NPPF (Gladman Developments Ltd PO1622)
- Defining the forms of inappropriate development and 'tests' applicable in different situations are covered within Policies contained within the 'Protecting the Countryside' Section of the PS LP (Barton Willmore POQ481)
- The redevelopment of brownfield sites (previously development land) within the countryside is already covered within Policies contained within the 'Protecting the Countryside' Section of the PS LP, with particular reference in Policies CO2, CO3 and CO4. Therefore no changes proposed to this policy related to this issue (BAE Systems PO2212)
- Areas of ecological and historical importance are covered within Policies contained within the 'Protecting the Countryside' Section of the PS LP (Hammonds Estates LLP PO2105)

- The PS LP site allocations are supported by the evidence base including the Landscape Sensitivity and Capacity Study
- Due to a shortage of brownfield sites, it is necessary to allocate new development on agricultural land to meet future housing, employment or community needs.

STRATEGIC POLICY S15 - ROLE OF CITY, TOWN AND NEIGHBOURHOOD CENTRES
Support
No main issues.
Against
• Strategic Growth Site 8 will place a burden on the current town centre of South Woodham Ferrers rather than expanding the town sufficiently to make investment in facilities viable (South Woodham Ferrers Town Council PO2018) • Further convenience retail provision north of South Woodham Ferrers, on top of what has already been granted, could have a negative impact on retail provision in Maldon (Maldon District Council PO1428).
Other
• Believe a University specific policy would provide clarification on what and when development of University-based facilities would be acceptable (Anglia Ruskin University POQ535) • Policy does not include provision for how designated centres are to be protected. No reference is made to the requirement for a sequential test as set out at Paragraph 24 of the NPPF, or the impact assessment outlined at Paragraph 27 (John Lewis Properties POQ532) • The policy does not consider the need for services and facilities in rural areas • Amend to read: 'The Council will promote through its planning policies and proposals, the continued strengthening of the following Designated Centres in their varied roles and functions to positively contribute towards the viability, vitality, character and structure of these centres. New retail development will be directed to the Designated Centres and accessible locations well connected to these centres.' (Lloyds Bank SF Nominees Ltd POQ548).
Alternatives considered
No main issues.

Council Response/Action

- Policy revised and re-numbered as S14
- General comments have been noted

- Reasoned Justification expanded to provide an explanation of the need for additional floorspace at SWF following responses from Maldon District Council (PO1428) and South Woodham Ferrers Town Council (PO2018)
- Reasoned Justification expanded regarding sequential test for designated centres as set out in Paragraphs 24 and 27 of the NPPF (following response from John Lewis Properties POQ532)
- New Policy CF1 related to education establishments is included in the PS LP and has specific reference to Anglia Ruskin University (ARU POQ535).

7- Where will development growth be focused?

Delivering the Growth Areas

DELIVERING THE GROWTH AREAS
Support
• Area North and West of Chelmsford seems a sensible area to concentrate large developments • It makes sense for major development to be an extension to the existing town of SWF • Growth around Danbury and Bicknacre would be welcomed • Sensible to concentrate as much development as possible in the core urban area • Support focus of new development on previously-developed land (Hammonds Estates LLP PO2120).
Against
• Too much proposed development is in the NE Chelmsford / Little Waltham area • Do not agree with provision of five Travelling Showpeople plots in Growth Area 1 • Allocation north of Broomfield will be isolated from Broomfield and a long way from facilities. Would be better located close to other NE Chelmsford communities • Objection to proposed development at SWF. Concern about a lack of infrastructure, particularly health and roads, site is not well connected to the existing town • Would like guarantees of provision of road and rail improvements suggested for SWF • Concern that road and rail capacity improvements will be absorbed by new development at SWF and not improve the overall situation • Writtle will simply become an urban extension of Chelmsford • Inadequate consideration has been given to alternative spatial strategy options (Hammonds Estates LLP PO2114) • Concern that too much reliance is being placed on development in NE Chelmsford, which is risky if expected housing level is not delivered (Hammonds Estates LLP PO2123) • Need greater variety of site allocations to ensure the strategy can be fully implemented (Robert Brett & Sons Ltd PO356) • Highway modelling is using incorrect rush hour periods for SWF • No evidence provided that development at SWF will be sustainable (South Woodham Ferrers Town Council PO2048) • Travelling Showpeople plots should only be allocated on brownfield land • Concern about additional 1,900 sqm of convenience retail in Growth Area 3 when there are already plans for a 4,500 sqm supermarket • Concern about the types of jobs to be created in the new employment area (South Woodham Ferrers Town Council PO2023)

DELIVERING THE GROWTH AREAS
• The statement that Location 8 is "well connected to the existing town" is exaggerated, as site is isolated by the B1012 • Wording of 7.14 is meaningless as there is no guarantee of improvements to rail capacity or the A132/Rettendon turnpike.
Other
• Query that the times used for traffic counts to inform highway modelling are not the most appropriate • Rights of Way Improvement Plan should be included in the Evidence Base • At SWF, road improvements need to account for growth in Maldon district • 100 houses at Danbury will make little contribution to existing facilities, but put them under more strain • Impacts on pollution, flood risk, schooling, roads and public transport must be mitigated in all three growth areas • Any expansion in Boreham should be kept small in scale and east of the existing village, avoiding visual intrusion into the Chelmer Valley • CCC should consider an even longer-term plan for development to avoid piecemeal planning and ensure that infrastructure is future-proof (The JTS Partnership PO1115) • Logical next step is to continue urban extension around whole of the north-west quadrant, linking land to infrastructure in North Chelmsford (The JTS Partnership PO1115) • Equestrian access is desperately needed in the Strategic Growth Sites, including bridleways and other off-road access (Essex Bridleways Association PO566) • A score should be given regarding likelihood that infrastructure for each site will be achieved • Concerns regarding likelihood of enhanced public access to greenfield allocations due to location on edge of Chelmsford (Hammonds Estates LLP PO2120) • Concerns over deliverability of urban sites due to complexities in ownership, site assembly and requirements to relocate existing businesses • Concern that SWF will not be able to absorb proposed growth sustainably (Hammonds Estates LLP PO2124) • Development at Hammonds Farm should not be permitted as it would intrude physically and visually into the Chelmer Valley, which is of great natural, historic and cultural value.
Alternatives considered
• Objection to omission of land south of Sandon Quarry, potential for housing or employment use, close to A12, can make use of existing infrastructure and can deliver junction improvements (Robert Brett & Sons Ltd PO356).

Council Response/Action

- Section deleted from PS LP and updated and expanded text incorporated into introductory sections of Growth Areas 1, 2 and 3
- General comments and support have been noted
- The LP PS Spatial Strategy represents a sustainable development strategy that is supported by the evidence base and in accordance with the NPPF. Alternative Spatial Strategy options have been tested, consulted on and rejected during the preparation of the LP
- The LP will ensure that new development takes place in a sustainable way; the river valleys are recognised as an important local asset
- Further evidence work has been undertaken to support the PS LP. This includes Traffic Modelling, an Infrastructure Delivery Plan and a Level 2 Flood Risk Assessment
- Junction modelling and PS LP traffic modelling reports use the actual peak hour times for SWF
- ECC has produced a Rights of Way Improvement Plan (2009) which is available on their website. CCC will continue to liaise with ECC on this matter
- The Council considers that the most appropriate way to provide sites for Travelling Showpeople is through larger Local Plan allocations - see relevant Site Allocation Policies including SGS2 West Chelmsford
- Updated strategic infrastructure policies S11 and S12 will ensure the timely delivery of infrastructure to meet needs arising from new development
- The site allocation in Boreham (EC4) already has planning permission
- The Council has carefully considered sites which were submitted through the SLAA to inform the PS LP. Those considered as potential 'reasonable alternatives' to deliver the Spatial Strategy have been subject to assessment in the Sustainability Appraisals. These sites are considered to comply less well with the Spatial Principles and Spatial Strategy than the allocated sites. Other sites are not considered to be 'reasonable alternatives' as they are not considered to be able to deliver the Spatial Strategy, for example lie within the Green Belt, outside a Growth Area or are not located within a higher order settlement

Types of Site Allocation

TYPES OF SITE ALLOCATION
Support
No main issues.
Against

TYPES OF SITE ALLOCATION
• Areas in the Plan and evidence base for Site 1b differ, also the evidence base mentions traffic constraints which are not reflected in the Plan • Site 3a, 3b - services are over capacity, also concern about exacerbating flooding • Site 3a - development should allow land for bus lanes and access to the A12 to accommodate future road / transport capacity improvements • Site 3c - electrical infrastructure is a constraint, proposed access point is not viable • Site 8 - gas pressure main and sewage capacity are a constraint, and pylons may be needed for future power station development • Site 10 - there will be impact on the landscape, wildlife and character, and A414 congestion.
Other
• In Table 11, Chelmsford Urban Area, sites 1a-1g state that there are no overriding physical constraints to bringing forward the allocations in this location. However, site 1a lies in flood zone 1, 2 and 3 and so there are physical constraints to the site (Environment Agency POQ714) • Site 3a - a Late Bronze age enclosure should be preserved.
Alternatives considered
No main issues.

Council Response/Action

- Section has been updated
- General comments have been noted
- For comments related to site specific policies, please see responses against the relevant Site Allocation Policy
- Maltings Road, Battlesbridge is within the Green Belt, which is excluded from consideration for development.

Site Allocation Policies

SITE ALLOCATION POLICIES
Support
No main issues.

SITE ALLOCATION POLICIES
Against
No main issues.
Other
• Consider the provision of access to the Boreham allocation as there are concerns for driver and pedestrian safety (Little Baddow Parish Council PO582) • Future development proposed at locations (including Strategic Growth Sites 3a, 3b and 4) within 250m of safeguarded operational or permitted minerals and/or waste developments must have reference to the requirements of the wider development plan (Essex County Council PO1545) • There should be a requirement for involving the local community in bringing forward development proposals, not limited to selected locations (Essex County Council PO1547) • CCC to note that creating new pedestrian/cycle links will involve discussion with adjacent landowners (Essex County Council PO1547) • CCC should avoid impacting Eves Corner, Danbury by placing development to the west of Eves Corner (Little Baddow Parish Council PO581) • Contradictory evidence detailed in the first row of the table compared with "Housing Capacity in Chelmsford Urban Area February 2017" document.
Alternatives considered
• Consider development at Danbury Place or Sandon Brook (Little Baddow Parish Council PO581).

Council Response/Action

- General comments have been noted
- This Section including Table 11 has been removed in the PS LP and information will be incorporated into a Local Plan Topic Paper
- Refer to Site Allocation Policies for responses to comments related to specific sites
- New development is focused in areas where there is no or low risk of flooding. Where this is not possible, the sequential test and where relevant the exception test has been applied and forms part of the evidence base
- The Council has carefully considered sites which were submitted through the SLAA and those considered as 'reasonable alternatives' to deliver the Spatial Strategy have been subject to Sustainability Appraisal. Other sites are not considered to be 'reasonable alternatives' as they are not considered to be able to deliver the Spatial Strategy, for example lie within the Green Belt. A small number of 'reasonable alternatives' have been included within the PS LP.

Growth Area 1 - Central and Urban Chelmsford

Strategic Growth Site Allocations in Chelmsford Urban Area

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Location 1 Chelmsford Urban Area (made up of the following sites GR1 to OS1c)	129	80	49	2,674
GR1 - Growth in Chelmsford Urban Area	139	84	55	2,664
Further comments made to Q5	589	N/A	N/A	2,214

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Growth Area 1 - Central and Urban Chelmsford	19	1	11	7	2,782
GR1 - Growth in Chelmsford Urban Area	7	0	4	3	2,794
Further comments made to Q9	174	14	45	115	2,627

POLICY GR1
Support
• Support recognition of infrastructure requirements to support development (Hammonds Estates LLP PO2137) • Concentrate growth in the existing urban area, but with careful consideration to conserve and enhance natural, historic and landscape value of the river valleys

POLICY GR1
• The development of brownfield sites is preferable to encroaching on greenfield land • Green Belt should always be protected.
Against
• Object to the final sentence of GR1, which appears to be at odds with efforts to boost housing supply, so should not be used to prevent a proposal from coming forward. Policy could be misinterpreted. (Gladman Developments Ltd. PO1623) • Should make specific reference to development providing financial contributions to sports and leisure facilities (Sport England PO750) • Concern as currently the road network is not adequately maintained due to lack of funding (Howe Green Community Association PO1572) • Emergency walk-in health centre is needed • Concern that the planned provision of school places will not be enough to meet demand.
Other
• Careful consideration will need to be given as to how St Peters College, Essex Police Headquarters and North of Gloucester Avenue will connect to the city centre, particularly high quality pedestrian and cycle connections (Hammonds Estates LLP, PO2137) • It would be useful to reference monitoring of the delivery of sites within the urban area (Hammonds Estates LLP, PO2137) • Further development on urban land must be supported by mitigations to alleviation congestion to support access to jobs and business trade (Maldon District Council PO1428) • Provide detailed and robust evidence that sites will be able to deliver the development required for the Chelmsford Urban Area, within the time scales set out (Gladman Developments Ltd PO1623) • The text "appropriate flood mitigation measures" should be justified to explain when mitigation is required to strengthen the policy (Sport England PO750) • Explain what appropriate flood mitigation measures are and when it is required (Environment Agency POQ714)
Alternatives considered
• Objection to omission of land south of Sandon Quarry, potential for housing or employment use, close to A12, can make use of existing infrastructure and can deliver junction improvements. Suggest it has capacity for 450 homes, and could replace the urban allocations in GR1 (Robert Brett & Sons Ltd PO357) • Land at Ash Tree Farm, Boyton Cross - up to 14 units, would help to support the existing rural community (Strutt and Parker, PO1486).

Council Response/Action

- General comments and support have been noted
- Policy amended and updated to reflect that it now only relates to Growth and Opportunity Sites within the PS LP following other Local Plan changes/updates
- The Local Plan will ensure that new development takes place in a sustainable way; the river valleys are recognised as an important local asset
- Requirement for financial contributions to sport and recreation facilities has been added to the Policy
- Education and health needs are based on evidence and consultation with providers. A schedule of necessary infrastructure and timing is outlined in the Infrastructure Delivery Plan, part of the Evidence Base
- Updated Policy S12 will ensure new development is supported by infrastructure identified to serve its needs
- The requirement for cycle and pedestrian connections is already included in the Policy
- Delivery and monitoring is covered in the Monitoring Framework
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals
- The Council has carefully considered sites which were submitted through the SLAA to inform the Pre-Submission Local Plan. Those considered as potential 'reasonable alternatives' to deliver the Spatial Strategy have been subject to assessment in the Sustainability Appraisals. These sites are considered to comply less well with the Spatial Principles and Spatial Strategy than the allocated sites. Other sites are not considered to be 'reasonable alternatives' as they are not considered to be able to deliver the Spatial Strategy, for example lie within the Green Belt, outside a Growth Area or are not located within a higher order settlement.

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Strategic Growth Site 1a - Chelmer Waterside	118	104	14	2,685
CW1a - Former Gas Works, Wharf Road	132	117	15	2,671

	Number of responses	Yes	No	No response
CW1b - Peninsula, Wharf Road	125	110	15	2,678
CW1c - Lockside, Navigation Road	122	104	18	2,681
CW1d - Baddow Road Car Park and Land to the East	122	97	25	2,681
CW1e - Travis Perkins, Navigation Road	126	110	16	2,677
CW1f - Navigation Road Sites	120	107	13	2,683
Strategic Growth Site 1c - Meteor Way including Car Park and adjoining Land	173	78	95	2,630
Strategic Growth Site 1d - Former St Peter's College, Fox Crescent	115	101	14	2,688
Strategic Growth Site 1e - North of Gloucester Avenue (John Shennan)	123	84	39	2,680
Strategic Growth Site 1f - Civic Centre Land, Fairfield Road	121	92	29	2,682
Strategic Growth Site 1g - Riverside Ice and Leisure, Victoria Road	119	94	25	2,682
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Strategic Growth Site 1a - Chelmer Waterside	14	1	3	10	2,787
Strategic Growth Site 1b - Essex Police Headquarters and Sports Ground, New Court Road	22	2	14	6	2,779
Strategic Growth Site 1c - Meteor Way including Car Park and adjoining Land	55	1	51	3	2,746

	Number of responses	Support	Object	Other	No response
Strategic Growth Site 1d - Former St Peter's College, Fox Crescent	4	2	1	1	2,797
Strategic Growth Site 1e - North of Gloucester Avenue (John Shennan)	69	0	64	5	2,732
Strategic Growth Site 1f - Civic Centre Land, Fairfield Road	5	1	3	1	2,796
Strategic Growth Site 1g - Riverside Ice and Leisure, Victoria Road	5	0	0	5	2,796
Further comments made to Q9	174	14	45	115	2,627

Note that where no comments were received in reference to a site under Question 9, these sites have not been included in the table above.

STRATEGIC GROWTH SITE 1a - CHELMER WATERSIDE

Support

- Ground floor non-residential uses in residential blocks is supported from a flood risk perspective (Environment Agency POQ714)
- Support for improvements to the Chelmer and Blackwater Navigation waterway infrastructure (Essex Waterways Ltd PO545, Inland Waterways Association PO1195, Chelmer Canal Trust POQ527, Chelmsford Rivers and Canals Link Group PO958)
- Support that water-meadows should be protected (Chelmsford Rivers and Canals Link Group PO958)
- Site CW1a - provision for water based clubs is welcomed as a valuable way of making best use of Chelmsford's rivers (Essex Waterways Ltd PO548, Inland Waterways Association PO1764)
- Site CW1e - continuation of footpath along the canal will encourage people to walk or cycle
- Welcome recognition of the value of waterfront locations.

Against

- Disappointed that previous policies relating to provision of a link between the Chelmer and Blackwater navigation no longer feature in the LP. This link would provide essential additional water supply to the Springfield basin (The Inland Waterways Association PO1195)

STRATEGIC GROWTH SITE 1a - CHELMER WATERSIDE
• Concern that landlords are buying properties to rent out at high prices • Concerns about impact on traffic, access, doctors surgeries, schools and public transport • Roads are too small for additional cars and emergency vehicle access • Concern for vehicular access on Wharf Road • Concern about loss of car parking • Concerns about pollution.
Other
• Include additional detail in the 11th bullet point to specify recommended margin measurements (Environment Agency POQ714) • The area is on a brownfield site and preliminary risk assessments should accompany any proposal (Environment Agency POQ714) • Development has to comply with Environmental Permit Regulations (Environment Agency POQ714) • Narrow footbridges should be replaced to accommodate cyclists and pedestrians, while providing enough height for navigation uses of the water (Chelmsford Rivers and Canals Link Group PO958) • The new improved pedestrian and cycle links should specifically include reference to the two bridges at the confluence of the Rivers Can and Chelmer (The Inland Waterways Association PO1195) • Paths should be well lit, and reviewed to see whether additional paths are needed • CW1a - consider constructing a concert hall instead of housing • CW1a and CW1b - development site should accommodate the Sea Cadets and Canoe Club • CW1c - development should be outside flood risk areas (Essex County Council PO1842) • It should be demonstrated through the master planning process that sufficient space is available outside of areas at risk of flooding for the development (Essex County Council PO1841) • Would welcome better management of water levels on Chelmsford's waterways • Consider linking the Chelmer and Blackwater Navigation with the rivers in the City Centre (Essex Waterways Ltd PO545, Inland Waterways Association PO1195, Chelmer Canal Trust POQ527, Chelmsford Rivers and Canals Link Group PO958) • CCC should promote availability of recreational moorings • Waterside margins should have a wider purpose for recreation, leisure and water access, not only for Environment Agency maintenance • The public open space requirement for the adjoining redevelopment should be located so as to include the proposed link between the Chelmer and Blackwater navigation as and when funding sources are found (The Inland Waterways Association PO1195) • The impact and integrity of the Green Wedge and water-meadows need to be assessed and mitigated against, net loss is not supported but there is the opportunity to deliver habitat enhancement (Environment Agency POQ714) • Consider filling the area with greenery and establishing good connections to open spaces

STRATEGIC GROWTH SITE 1a - CHELMER WATERSIDE
• Ensure development proposals relate to the Strategic Flood Risk Assessment (Environment Agency POQ714) • Development should conserve and enhance the area and proposals should include all listed buildings (Historic England POQ588) • Consider high rise apartments to maximise housing provision • Ensure affordable housing is provided • The layout of the development is expected to 'enhance the unique waterside location' should include the word 'use' to ensure opportunities to use the waterway are exploited (The Inland Waterways Association PO1194).
Alternatives considered
No main issues.
Site Promoter
Site owned by CCC.

Council Response/Action

- General comments and support have been noted
- The PS LP incorporates comments on waterside/waterway access, either in the Policy or the Reasoned Justification, to ensure the new LP and its policies are as robust and comprehensive as possible - including waterside margins, use of waterways, habitat connectivity, and contaminated land
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals
- It is considered that incorporating the requirement to safeguard land for a future navigable link would be too specific, but the wording has been amended to require improvements to the Chelmer and Blackwater Navigation infrastructure, and layout which encourages use of the waterways
- Reasoned Justification has been amended to refer to the need for any development to conserve and where possible enhance Chelmer and Blackwater Conservation Area. Protection and enhancement of nearby designated and non-designated heritage assets in the area and their settings is given by Policy HE1 and HE2

- Education, health and transport needs are based on evidence and consultation with providers. A schedule of necessary infrastructure and timing will be outlined in the Infrastructure Delivery Plan, part of the Evidence Base
- Land will be safeguarded for improvements to the Springfield Road junction, and for an additional access into Chelmer Waterside from the south
- The site has been assessed through the traffic and junction modelling evidence base work and the Site Allocation Policy requires appropriate mitigation and enhancements to the road network
- We have added information to the Policy on the contribution Public Art can make
- Affordable housing is covered by Policy HO2
- Matters such as building heights, lighting, and site landscaping will be addressed when masterplans or planning applications are considered.

STRATEGIC GROWTH SITE 1b - ESSEX POLICE HEADQUARTERS AND SPORTS GROUND AND SPORTS GROUND, NEW COURT ROAD
Support
No main issues.
Against
• Object to allocation of the sports ground for development unless suitable off-site replacement playing fields are allocated in the LP (Sport England PO751) • Concern about road access • The site does not have well connected bus routes • Concern that the proposed flats will not be in line with the character of the area contradicting Strategic Priority 8 • Concern for noise pollution • The housing density proposed does not factor in retention of green space and school and nursery provision • Concern for provision of health care and education • Urban area needs green spaces and to develop on these in such a densely populated area is illogical.
Other
• Site should be identified as needing an assessment on impact to relevant strategic road network junctions (Highways England East/South East Region PO1496) • Consider alternative access routes from A138 to Springfield • Consideration is needed for the Sandford Road/Kingston Crescent junction as this is a busy area for vehicles and pedestrians crossing the road • Consider widening the Springfield Road/Sandford Road junction

STRATEGIC GROWTH SITE 1b - ESSEX POLICE HEADQUARTERS AND SPORTS GROUND AND SPORTS GROUND, NEW COURT ROAD
• Off street parking is essential for the new homes to maintain two vehicle access on the roads • Consider enhancing the sports ground facilities and facilitating sustainable community use of them (Sport England PO751) • Consider establishing employment sites within this allocation • Reconsider nursery and education provision as current proposals for the site could struggle to reduce the current deficit • Consider setting aside land for community uses e.g. Nursery or community centre • Development will need to preserve the listed building "a Prison Chaplain's House" and its setting (Historic England POQ588) • Historic buildings should be preserved • The boundary of the sports field with Tyrells Close has mature hedgerows that form an established habitat and should not be disturbed • Consultation with residents on these proposals is welcome.
Alternatives considered
No main issues.
Site Promoter
Police and Crime Commissioner for Essex PO1865. • Inclusion of the site is welcomed; however the requirements for the site (e.g. land for school, open space, scale etc) will prohibit delivery of the number of homes stated • Would prefer to make a financial contribution rather than provide a school on site, and would like provision of a school removed from policy • Can be delivered sooner than stated, probably in 5-10 years • Clarify how much open space should be retained, policy suggests it would be all of the existing open space • Restricting heights to 5 storey may prohibit innovative design, and should be removed from policy • Buildings of Local Interest designation is advisory only, and expecting conversion could be costly and reduce the overall capacity.

Council Response/Action

- General comments have been noted
- The Council has confirmed that land on the site should be secured for a new primary school, and have reduced to number of homes to accommodate that
- The Council has clarified the requirement for providing open space on site

- Policy text and Reasoned Justification amended to refer to the need for any development to protect or adapt the designated and non-designated assets in the area and their settings. The former Prison Chaplain's House will not be impacted by development here (Historic England POQ588)
- Noise pollution from the development is not considered to be an overriding factor which would preclude a development in this location
- Education, health and transport needs are based on evidence and consultation with providers. A schedule of necessary infrastructure and timing will be outlined in the Infrastructure Delivery Plan, part of the Evidence Base. As the Local Education Authority, ECC require a new school on site to meet the needs which are generated by this and other Urban Area development
- Parking provision will be required in line with the Essex Parking Standards - Design and Good Practice (2009), or as subsequently amended
- The allocation does not preclude employment uses, and flexible units for integrated residential and commercial uses are specifically encouraged
- Matters such as building heights and site landscaping will be addressed when planning applications are considered (Police and Crime Commissioner for Essex PO1865)
- The site has been assessed through the traffic and junction modelling evidence base work and the Site Allocation Policy requires appropriate mitigation and enhancements to the road network(Highways England East/South East Region PO1496).

STRATEGIC GROWTH SITE 1c - METEOR WAY INCLUDING CAR PARK AND ADJOINING LAND
Support
No main issues.
Against
• Groups opposing the potential loss of their facilities include: Chelmsford Young Generation Amateur Musical Society, Chelmsford Amateur Operatic And Dramatic Society, Chelmsford Ballet Company, Weston School of Dance, The Classical Ballet and Theatre Dance School, Chelmsford 1st Scouts, Gun Club, Air Cadets 276 Squadron, Chelmer Cycling Club, Model Railway Club, 1st Chelmsford Brownies, Explorer Scouts, Rugby Tots and the Bible Study Group • Loss of community facilities is contrary to Policy CA2 - Protecting Community Facilities • Community centre is highly valued by residents, especially the younger generation, by providing recreational activities • Concerns about future uncertainty, disruption and potential cost of relocation for the community facilities, many of which are built to meet the specific needs of the groups

STRATEGIC GROWTH SITE 1c - METEOR WAY INCLUDING CAR PARK AND ADJOINING LAND
• There has been a lack of consultation with the community groups • Concern that 380 proposed homes at this location is too much • Development will spoil open parkland, leisure and environment assets and valued landscape linking Central and Admirals Park • Waterhouse Lane would not be able to accommodate the extra traffic • Concern about the loss of car parking facilities • Concern for impact on Green Wedge (Environment Agency POQ714) • Concern about potential increase in air pollution • Concern about flood risk.
Other
• The policy should be amended to require replacement playing field provision which is equivalent or better in terms of quantity and quality in a suitable location or a financial contribution to be made towards the provision of new or enhanced playing field projects in the local area (Sport England PO744) • Current location of community facilities is important to their success being being close to the city centre with safe parking, within walking distance of the community where many members live, and near a cycling route, bus and train station, theatres and the park for overflow activities • Meteor Way is a hub of community life, centre of excellence for the arts, providing a uniquely diverse set of community facilities, enjoyed by all sectors of the community and so should be protected • Consider provision for community facilities within the new development • Alternative community facilities should be secured in advance of development, close to existing facilities, and be of equal or better standard • Community facilities should have a higher priority in the list of bullets, not be the 5th bullet point • Development will need to protect the grade II listed building and its setting, a Barn, to the west of the site (Historic England POQ588) • Consider a 20m buffer from the river bank to provide a valuable river corridor and improve habitat connectivity (Environment Agency POQ714) • Paragraph 7.51 needs expanding to define any key terms and relate to the SFRA (Environment Agency POQ714) • There should be a public art requirement added to the end of the 6th bullet point.
Alternatives considered
No main issues.
Site Promoter

STRATEGIC GROWTH SITE 1c - METEOR WAY INCLUDING CAR PARK AND ADJOINING LAND
Owned by CCC.

Council Response/Action

- This proposed allocation has been removed from the Local Plan. This is due to new information relating to uncertainty that a key part of the land will become available within the Plan period; and the uncertainty of being able to relocate important community uses to suitable alternative premises.

STRATEGIC GROWTH SITE 1d - FORMER ST PETER'S COLLEGE, FOX CRESCENT
Support
• Support given.
Against
• Objection is made to the site allocation for lack of reference or policy guidance about replacement playing field provision and for not conforming with the NPPF. A significant part of this site is formed by the playing fields that were formerly used by St Peter's College. While the policy requires relocated community facilities to meet evidenced needs it is unclear whether these include the playing fields (Sport England PO753).
Other
• The LP should provide adequate protection for the sports ground (Sport England PO753) • It should be demonstrated through the master planning process that sufficient space is available outside of areas at risk of flooding for the development (Essex County Council PO1831).
Alternatives considered
No main issues.
Site Promoter
Essex County Council PO1826, PO1547. • Allowance would have to be made to accommodate the drainage impacts of the new development. The flood risk management infrastructure in the area is currently struggling to cope at present. It is highly recommended that the drainage and flood risk management infrastructure in this area should either be installed or significantly upgraded in order to cope with present and future challenges

STRATEGIC GROWTH SITE 1d - FORMER ST PETER'S COLLEGE, FOX CRESCENT
• The location of the housing also adds to the existing problems in the area. To improve the drainage infrastructure, Strategic SuDS solutions or storage to maximise runoff attenuation from green spaces should be installed as alleviation measures • Supports proposed residential allocation of the potentially surplus education land at this site and confirms the intention for the southern section to be developed for new specialist education facilities. The new education proposals do not include the re-use of any of the existing school buildings • ECC has, since closure of the school, provided in the order of 700 sqm of fit-for-purpose community accommodation immediately adjacent to the site to meet evidenced need • Support the adopted Planning Brief as the framework for the future development of the site • Supports the proposals to develop part of the site for specialist education and the ambition to provide new open space(s) for benefit of the new and existing wider community • The opportunity to create new pedestrian and cycle connections within the site and to the wider community is supported, but it should be noted that these require further discussions with adjacent landowners • Reference is made to the need to involve the local community in bringing forward any future development proposals.

Council Response/Action

- General comments have been noted
- Guidance on protecting community facilities, including public open space, is contained in Policy CA2 (Sport England PO753)
- Policy guidance on how the open space and sports/play needs will be assessed and accommodated is included in the Reasoned Justification (Sport England PO753)
- The Policy has been amended to include a specific requirement for play provision for children and teenage users
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals (Essex County Council PO1831).

STRATEGIC GROWTH SITE 1e - NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)
Support
No main issues.
Against
• Traffic is currently a problem on Longstomps Avenue, Gloucester Road, Galleywood Road, Wood Street, Gordon Road and Princes Road • Local roads are congested and cannot take additional capacity • Concerns over speeding in the area and subsequent accidents • Concern for lack of car parking facilities • Street/verge parking on surrounding roads and high concentration of school children are contributing to traffic issues • Access to the site is inadequate for vehicles and pedestrians • Concern as site was previously landfill site and still produces harmful gases and ground appears unstable as contour regularly changes • Concern for land safety as residents who have recently moved into the area have had to buy an indemnity policy due to possible contamination of the land • Concern that removal of toxic waste will impact development and that vandalism, noise and air pollution will increase (Princes Road Allotment Association PO892) • A petition with 146 signatures received from 'Friends of John Shennan playing field' details concerns with the landfill contamination on site, loss of open space, pressure on local facilities, and impact services and road infrastructure • Concern that current infrastructure and public services and facilities are already over stretched and will not be able to cope with additional development • Loss of landing space for air ambulance service • Development will result in a loss of open space which is very valued and well used by local residents for exercise, dog walking and the 11th Chelmsford Scout Group • Concern for lack of open space in the area as there is no other area within walking distance of this site. The nearby Oaklands Park has restricted opening hours and unsuitable facilities • Concern that flood risk will increase • Concerns over increased air pollution • Concern about potential loss of wildlife habitat • Moulsham Lodges and Tile Kiln areas are already densely populated • Justifying the development as "a sustainable development of around 200 new homes" is incorrect as removing 5.5ha of flora and fauna and recreational land does not satisfy sustainable development.
Other

STRATEGIC GROWTH SITE 1e - NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)
• Site should be identified as needing an assessment on impact to relevant strategic road network junctions (Highways England East/South East Region PO1496) • The policy should be amended to require replacement playing field provision which is equivalent or better in terms of quantity and quality in a suitable location or a financial contribution to be made towards the provision of new or enhanced playing field projects in the local area (Sport England PO754) • There is potential for co-ordination with Moulsham High School's dual-use sports facilities as part of the development proposals (Sport England PO754) • The site should be returned to its former use with sports facilities and a playground, there are no such facilities within Moulsham Lodge • Consider retaining some open space for public use • Consider a pedestrian crossing on Gloucester Avenue, particularly for use of school children • There is no reference to the impact on traffic congestion, speeding or improvements to the local road network • It should be demonstrated through the master planning process that sufficient space is available outside of areas at risk of flooding for the development (Essex County Council PO1827) • The flood risk management infrastructure in the area is struggling to cope so drainage and flood risk management infrastructure in this area should either be installed or significantly upgraded (Essex County Council PO1827) • The proposed housing would add to existing problems, and it is recommended that flood storage areas would be needed at the school on Princes Road (Essex County Council PO1827) • Consider additional clauses regarding height restriction of new development, traffic calming measures and need to protect trees and shrubs on the edges of the playing field.
Alternatives considered
No main issues.
Site Promoter
Owned by CCC.

Council Response/Action

- General comments have been noted
- Site allocation re-numbered to SGS1c in the PS LP
- A large area of land will be retained and improved for formal/informal open space. The potential for co-ordination with Moulsham High School has been added to the Reasoned Justification (Sport England PO754)
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses,

phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals (Essex County Council PO1827)

- Landscaping and respect for neighbouring boundaries have been added to the Policy
- Contamination issues are already covered by the Policy and Reasoned Justification
- Education and health needs are based on evidence and consultation with providers. A schedule of necessary infrastructure and timing will be outlined in the Infrastructure Delivery Plan, part of the Evidence Base
- CCC has commissioned further work to assess air quality across the administrative area
- Building heights have been added to the Policy, but the detail will be a matter for a planning application
- The site has been assessed through the traffic and junction modelling evidence base work and the Site Allocation Policy requires appropriate mitigation and enhancements to the road network(Highways England East/South East Region PO1496).

STRATEGIC GROWTH SITE 1f - CIVIC CENTRE LAND, FAIRFIELD ROAD
Support
No main issues.
Against
• The car park is well-used by theatre goers and Civic Centre visitors.
Other
• Development needs to conserve and enhance the conservation area and preserve any listed buildings and their setting (Historic England POQ588) • There is scope for some development but some parts of the Civic Centre (Duke Street frontage & old Clinic Building) date back and should be retained • This area should be a new cultural centre/theatre complex, including a new facility for Chelmsford Young Generation Amateur Musical Society if Meteor Way is developed • Consider additional comments to cover improvement to the Parkway and Viaduct Road junction • This site needs to accommodate the bus station development that closes off the northern end of Viaduct Road as a through road to Duke Street • There should be a public art requirement at the 7th bullet 'High quality architecture and landmark buildings with public art incorporated'.
Alternatives considered

STRATEGIC GROWTH SITE 1f - CIVIC CENTRE LAND, FAIRFIELD ROAD
No main issues.
Site Promoter
Owned by CCC.

Council Response/Action

- General comments have been noted
- Site allocation re-numbered to SGS1g in the PS LP
- The requirement to protect designated and undesignated historic assets has been added to the Policy and the Reasoned Justification
- The current level of car parking is anticipated for retention, which has been clarified in the Reasoned Justification
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals.
- A requirement for public art has been added to the Policy
- The site has been assessed through the traffic and junction modelling evidence base work and the Site Allocation Policy requires appropriate mitigation and enhancements to the road network(Highways England East/South East Region PO1496).

STRATEGIC GROWTH SITE Site 1g - RIVERSIDE ICE AND LEISURE LAND, VICTORIA ROAD
Support
• Ground floor non-residential uses in residential blocks is supported from a flood risk perspective (Environment Agency POQ714) • Support for 'Enhanced links from Riverside Ice and Leisure to Springfield Road, including improvements to Mallard Bridge' (Essex Waterways Ltd PO549 and The Inland Waterways Association PO1196).
Against
No main issues.

STRATEGIC GROWTH SITE Site 1g - RIVERSIDE ICE AND LEISURE LAND, VICTORIA ROAD
Other
• Paragraph 7.72 needs expanding to define any key terms and relate to the SFRA (Environment Agency POQ714) • Any development should conserve and where possible enhance Chelmsford Central Conservation Area (Historic England POQ588) • It should be demonstrated through the master planning process that sufficient space is available outside of areas at risk of flooding for the development (Essex County Council PO1828) • Waterloo car park needs to be retained • There should be a new bullet which states 'Public art incorporated into new development'.
Alternatives considered
No main issues.
Site Promoter
Owned by CCC.

Council Response/Action

- General comments have been noted
- Site allocation re-numbered to SGS1f in the PS LP
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals
- The requirement to protect the Conservation Area has been added to the Policy and the Reasoned Justification (Historic England POQ588)
- The level of car parking anticipated has been clarified in the Reasoned Justification
- A requirement for public art has been added to the Policy.

Growth Site Allocations in Chelmsford Urban Area

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Growth Site 1h - Chelmsford Social Club and Private Car Park, 55 Springfield Road	115	85	30	2,688
Growth Site 1i - Garage Site and Land, Medway Close	103	85	18	2,700
Growth Site 1j - Former Chelmsford Electrical and Car Wash, Brook Street	109	96	13	2,694
Growth Site 1k - Waterhouse Lane Depot and Nursery	114	82	32	2,689
Growth Site 1l - Eastwood House Car Park, Glebe Road	104	88	16	2,699
Growth Site 1m - Church Hall Site, Woodhall Road	101	81	20	2,702
Growth Site 1n - 10-30 Coval Lane, Chelmsford	108	88	20	2,695
Growth Site 1o - British Legion, New London Road	108	84	24	2,695
Growth Site 1p - Garage Site, St Nazaire Road	104	91	13	2,699
Growth Site 1q - Car Park r/o Bellamy Court, Broomfield Road	100	84	16	2,703
Growth Site 1r - Ashby House Car Parks, New Street	104	84	20	2,699
Growth Site 1s - BT Telephone Exchange, Cottage Place	103	86	17	2,700
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Growth Site 1h - Chelmsford Social Club and Private Car Park, 55 Springfield Road	4	0	0	4	2,797

	Number of responses	Support	Object	Other	No response
Growth Site 1i - Garage Site and Land, Medway Close	2	0	1	1	2,799
Growth Site 1l - Eastwood House Car Park, Glebe Road	2	0	1	1	2,799
Growth Site 1m - Church Hall Site, Woodham Road	2	0	1	1	2,799
Growth Site 1n - 10-30 Coval Lane, Chelmsford	1	0	0	1	2,800
Growth Site 1o - British Legion, New London Road	1	0	0	1	2,800
Growth Site 1p - Garage SIte, St Nazaire Road	1	0	0	1	2,800
Growth Site 1q - Car Park r/o Bellamy Court, Broomfield Road	1	1	0	0	2,800
Growth Site 1r - Ashby House Car Parks, New Street	1	0	0	1	2,800
Further comments made to Q9	174	14	45	115	2,627

Note that where no comments were received in reference to a site under Question 9, these sites have not been included in the table above.

GROWTH SITE 1h - CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK, 55 SPRINGFIELD ROAD
Support
• Support given for enhanced links from Riverside Ice and Leisure to Springfield Road, including improvements to Mallard Bridge (The Inland Waterways Association PO1197) (Essex Waterways Ltd PO550).
Against

GROWTH SITE 1h - CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK, 55 SPRINGFIELD ROAD
• This is an important community space which should not be replaced with housing • Development should be located outside of Surface Water Flows (Essex County Council PO1833).
Other
• The allocation should be reassessed for flood risk following the Stage 2 SFRA (Environment Agency, POQ714) • The flood risk is not specifically mentioned here.
Alternatives considered
No main issues.
Site Promoter
Aquila Developments POQ770 • Welcome the allocation for residential use • Requirement for active frontage may be unrealistic, given the types of uses in this area of Springfield Road • More specific guidance is needed on highway improvements • Question the requirement to contribute to Mallard Bridge improvements.

Council Response/Action

- General comments and support have been noted
- Site allocation re-numbered to GS1i in the PS LP
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals.
- Contributions towards an enhanced Mallard Bridge are considered reasonable, to help secure enhanced pedestrian/cycle access across the River Chelmer (The Inland Waterways Association PO1197 and Essex Waterways Ltd PO550)
- Retaining the reference to active frontages will ensure flexibility of uses on the site

- The Policy already notes the potential to retain the community use as part of development
- The site has been assessed through the traffic and junction modelling evidence base work. More detailed guidance on specific highways mitigations will be considered when development proposals come forward (Aquila Developments POQ770).

GROWTH SITE 1i - GARAGE SITE AND LAND, MEDWAY CLOSE
Support
No main issues.
Against
• Concern for development as land was previously rejected due to runoff causing flooding • Objection as garages could be restored and maintained for residents to use • Area is a natural wildlife sanctuary and should be protected • Residents are concerned for devaluation of their homes and loss of privacy • There are already traffic and car parking issues without building additional houses • Currently used as a play area for children, being relatively safer than other areas nearby.
Other
• Drainage and flood risk management infrastructure must be installed or significantly upgraded to cope with present and future challenges (Essex County Council PO1834) • "Around 10 homes" is not enough information to make an informed decision on • Improvements should be considered as access into Medway Close is very narrow restricting the use from emergency services • The proposed development must provide privacy to the existing houses when built • There is no mention of the infrastructure requirements that will be generated by proposal.
Alternatives considered
No main issues.
Site Promoter
Owned by CCC.

Council Response/Action

- General comments have been noted
- Site allocation re-numbered to GS1u in the PS LP

- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals
- The requirement to improve the access has been included in the Policy
- The requirement for retention of the natural boundaries will assist with maintaining privacy
- A schedule of necessary infrastructure and timing for the whole Plan will be outlined in the Infrastructure Delivery Plan, part of the Evidence Base.

GROWTH SITE 1j - FORMER CHELMSFORD ELECTRICAL AND CAR WASH - BROOK STREET
Support
• Support development as it is a positive regeneration opportunity. Business wishes to remain located here and open to work with CCC to ensure this happens (Ab-Salute Gym POQ139).
Against
No main issues.
Other
• Development must protect and enhance the heritage assets to the south west of the site through high quality design (Historic England POQ588).
Alternatives considered
No main issues.
Site Promoter
No comments provided.

Council Response/Action

- Site allocation re-numbered to GS1m in the PS LP

- The Policy text and Reasoned Justification have been amended to refer to the need for any development to protect designated and undesignated heritage assets in the area and their settings (Historic England POQ588)
- CCC will work with existing businesses as proposals emerge.

GROWTH SITE 1k - WATERHOUSE LANE DEPOT AND NURSERY
Support
No main issues.
Against
• Waterhouse Lane would not be able to accommodate the extra traffic.
Other
• Development must protect and enhance the heritage assets to the north east of the site through high quality design (Historic England POQ588).
Alternatives considered
No main issues.
Site Promoter
Owned by CCC.

Council Response/Action

- General comments have been noted
- Site allocation re-numbered to GS1p in the PS LP
- It is not considered that development will impact on the grade II listed barn to the north east (in response to Historic England POQ588)
- The site has been assessed through the traffic and junction modelling evidence base work. Detailed guidance on specific highways mitigations will be considered when development proposals come forward.

GROWTH SITE 1I - EASTWOOD HOUSE CAR PARK, GLEBE ROAD
Support
No main issues.
Against
No main issues.
Other
• Development must protect and enhance the Chelmsford West End Conservation Area through high quality design (Historic England POQ588) • The green mound with trees (on the right as you enter the car park) should be protected as it adds character to the area.
Alternatives considered
No main issues.
Site Promoter
Aberdeen Asset Management PO1573 • Site should be moved to the Strategic Allocations section as this highly sustainable, City Centre site has capacity to accommodate more units than the 20 in the draft allocation • The site area should be enlarged to incorporate an open space triangle of land located to the north west of the Eastwood House • The housing capacity figure needs to be redrafted to take into account housing capacity values found in pre-existing Council evidence based documents • Greater flexibility should be given to the principle of development fronting Glebe Road. This is on the basis that if a wider redevelopment scheme which included Eastwood House were possible, that development didn't turn its back on the wider site • Car parking reference should be removed as it is too restrictive. The design and location of car parking on the site should be treated flexibly given it is a highly accessible environment • Reference to anchoring character of any development to the local residential area should be removed or watered down • Any future development opportunities, which may look to include Eastwood House as well as the site, could include a main access point which is not on Glebe Road.

Council Response/Action

- General comments have been noted

- The site area has been amended, capacity has been raised to 100 units, and it has been reclassified as a Strategic Growth Site (SGS1h) in the PS LP
- The Policy text and Reasoned Justification have been amended to refer to the need for any development to protect the Conservation Area (in response to Historic England POQ588)
- Matters such as specific site access arrangements, layout, and parking will be addressed when planning proposals come forward.

GROWTH SITE 1m - CHURCH HALL SITE, WOODHALL ROAD
Support
No main issues.
Against
• Concerns for ecological impact on bats and other birds that roost on the land • Land currently provides an enclosed, safe area for dog walkers and residents.
Other
• Must mitigate drainage impacts arising from location within the Broomfield South Critical Drainage Area (CHE 4) (Essex County Council PO1835).
Alternatives considered
No main issues.
Site Promoter
Owned by CCC.

Council Response/Action

- Site allocation re-numbered to GS1q in the PS LP
- Ecological surveys would be required for the site, as described in Policy NE1
- Drainage and flood risk management are requirements of the Policy (Essex County Council PO1835)
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to

a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals.

GROWTH SITE 1n - 10-30 COVAL LANE, CHELMSFORD
Support
No main issues.
Against
• The road network would not be able to accommodate the extra traffic.
Other
• Should be demonstrated that sufficient space is available outside of areas at risk of flooding (Essex County Council PO1836).
Alternatives considered
No main issues.
Site Promoter
No comments provided.

Council Response/Action

- This proposed allocation has been removed from the Local Plan. This is due to uncertainty that the land will become available within the Plan period.

GROWTH SITE 1o - BRITISH LEGION, NEW LONDON ROAD
Support
No main issues.
Against

GROWTH SITE 1o - BRITISH LEGION, NEW LONDON ROAD
• New London Road would not be able to accommodate the extra traffic, buses are delayed despite provision of a bus lane • This is important community space which should not be replaced with housing.
Other
• Development must protect and enhance the heritage assets to the south of the site through high quality design (Historic England POQ588).
Alternatives considered
No main issues.
Site Promoter
No comments provided.

Council Response/Action

- Site allocation re-numbered to GS1r in the PS LP
- The Policy text has been amended to refer to the need for any development to protect the Conservation Area and nearby locally listed building (Historic England POQ588)
- A requirement for alternative premises to be secured for the community use has been added to the Policy.

GROWTH SITE 1p - GARAGE SITE, ST NAZAIRE ROAD
Support
No main issues.
Against
No main issues.
Other
• Drainage and flood risk management infrastructure must be installed or significantly upgraded to cope with present and future challenges (Essex County Council PO1837).
Alternatives considered

GROWTH SITE 1p - GARAGE SITE, ST NAZAIRE ROAD
No main issues.
Site Promoter
No comments provided.

Council Response/Action

- Site allocation re-numbered to GS1t in the PS LP
- Drainage and flood risk management are requirements of the Policy (Essex County Council PO1835)
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals.

GROWTH SITE 1q - CAR PARK R/O BELLAMY COURT, BROOMFIELD ROAD
Support
• Fully support the proposal.
Against
No main issues.
Other
• Development must protect and enhance the Chelmsford West End Conservation area through high quality design (Historic England POQ588).
Alternatives considered
No main issues.
Site Promoter
No comments provided.

Council Response/Action

- Site allocation re-numbered to GS1v in the PS LP
- The Policy text has been amended to refer to the need for any development to protect the Conservation Area (in response to Historic England POQ588).

GROWTH SITE 1r - ASHBY HOUSE CAR PARKS, NEW STREET
Support
No main issues.
Against
• Site should remain as a business and employment site (W&H Marriage & Sons Limited POQ743) • Site is in multiple freehold and leaseholds, therefore there is uncertainty over viability, speed, deliverability and effectiveness of this proposal. Suggest the allocation is removed (Anglia Ruskin University POQ535) • It is not an appropriate site for housing • The site should remain in use for business and employment; the plan does not give sufficient weight to employment, economy and industry.
Other
• Small area of surface water flooding to the North of the site (Essex County Council PO1838) • Drainage and flood risk management infrastructure must be installed or significantly upgraded to cope with present and future challenges (Essex County Council PO1837).
Alternatives considered
No main issues.
Site Promoter
No comments provided.

Council Response/Action

- Site allocation re-numbered to GS1j in the PS LP

- The area being allocated is currently used for car parking. The allocation does not preclude employment uses, and live-work uses are specifically encouraged (in response to W&H Marriage & Sons Limited POQ743)
- It is considered that the site may become available within the plan period
- Drainage and flood risk management are requirements of the Policy (Essex County Council PO1835)
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals.

GROWTH SITE 1s - BT TELEPHONE EXCHANGE, COTTAGE PLACE
Support
No main issues.
Against
No main issues.
Other
• Development must protect and enhance the nearby grade II listed buildings through high quality design (Historic England POQ588).
Alternatives considered
No main issues.
Site Promoter
No comments provided.

Council Response/Action

- Site allocation re-numbered to GS1n in the PS LP
- The Policy text has been amended to refer to the need for any development to protect the adjoining Conservation Area, and listed buildings/structures in the area and their settings (Historic England POQ588).

Opportunity Site Allocations in Chelmsford Urban Area

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Opportunity Site OS1a - Former Royal Mail Premises, Victoria Road	108	98	10	2,695
Opportunity Site OS1b - Rivermead, Bishop Hall Lane	96	83	13	2,707
Opportunity Site OS1c - Railway Sidings, Brook Street	99	89	10	2,704
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Opportunity Site OS1a - Former Royal Mail Premises, Victoria Road	3	0	0	3	2,798
Opportunity Site OS1b - Rivermead, Bishop Hall Lane	2	0	0	2	2,799
Opportunity Site OS1c - Railway Sidings, Brook Street	1	0	0	1	2,800
Further comments made to Q9	174	14	45	115	2,627

OPPORTUNITY SITE OS1a - FORMER ROYAL MAIL PREMISES, VICTORIA ROAD
Support
No main issues.
Against
No main issues.
Other
• There is some surface water flood risk across the centre of the site (Essex County Council PO1839).
Alternatives considered
No main issues.
Site Promoter
Fairview New Homes PO1022, PO1097 • The site should retain its existing allocation for residential led mixed use development • The site benefits from planning consent for the construction of a mixed use development comprising a new Class A1 food store, 37 residential units and 630 sqm of flexible commercial floor space and associated car parking • The site is a vacant 'brownfield site' with good accessibility to the City Centre • The redevelopment of this brownfield site for new housing should be favoured over other areas (such as greenfield sites) • Planning permission which approves a convenience store as the leading land use instead of residential was granted in 2012 and is yet to be formally implemented - this suggests that 'the Site' is not viable for predominant commercial / retail activity given the edge of centre location • Concern in regard to the requirement for the main vehicle access being from Regina Road. Within the extant consent a new vehicle access point along Victoria Road servicing the proposed residential blocks was granted planning permission. Given that Council has already consented an access point from Victoria Road it is flawed to restrict the 'main vehicle access point' to Regina Road within emerging policy documents.

Council Response/Action

- The site's current planning situation has been noted, and the site has been designated as a Strategic Growth Site (SGS1e) in the PS LP to recognise the wider opportunities for mixed-use on the site

- The Reasoned Justification has been updated to reflect the options for access, which will be agreed with ECC as Highway Authority
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals.

OPPORTUNITY SITE OS1b - RIVERMEAD, BISHOP HALL LANE
Support
• Support 'New publicly accessible riverside areas' and ask that all new bridges allow adequate height for river use (The Inland Waterways Association (Chelmsford Branch) PO1198).
Against
• Policy is restrictive as only supports business use for the allocation (City & Country PO1490).
Other
• Development may impact heritage assets (Historic England POQ588).
Alternatives considered
• Site would be sustainable location for housing (City & Country PO1490).
Site Promoter
No comments provided.

Council Response/Action

- Policy has been renumbered as Opportunity Site OS1a in the PS LP
- The allocation includes both business and residential use (City & Country PO1490)
- The Policy text has been amended to refer to the need for any development to protect adjacent listed buildings/structures and their settings (Historic England POQ588)
- The requirement for bridges to provide adequate height has been added to the Policy (The Inland Waterways Association (Chelmsford Branch) PO1198).

OPPORTUNITY SITE OS1c - RAILWAY SIDINGS, BROOK STREET
Support
• The development of brownfield sites is preferable to encroaching on greenfield land.
Against
No main issues.
Other
• Note that there is some surface water flooding to the north of the site (Essex County Council PO1843).
Alternatives considered
No main issues.
Site Promoter
No comments provided.

Council Response/Action

- Policy has been renumbered as Opportunity Site OS1b in the PS LP
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals.

Strategic Greenfield Site Allocations

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Strategic Growth Site 2 - West Chelmsford (Warren Farm)	320	34	286	2,483
Strategic Growth Site 3a - Land East of Chelmsford/North of Great Baddow (Manor Farm)	126	81	45	2,677
Strategic Growth Site 3b - Land East of Chelmsford/North of Great Baddow (Land North of Maldon Road)	124	77	47	2,679
Strategic Growth Site 3c - Land East of Chelmsford/North of Great Baddow (Land South of Maldon Road)	125	77	48	2,678
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Strategic Growth Site 2 - West Chelmsford	122	1	111	10	2,679
Strategic Growth Site 3a - Land East of Chelmsford/North of Great Baddow (Manor Farm)	32	1	21	10	2,769
Strategic Growth Site 3b - Land East of Chelmsford/North of Great Baddow (Land North of Maldon Road)	15	0	10	5	2,786
Strategic Growth Site 3c - Land East of Chelmsford/North of Great Baddow (Land South of Maldon Road)	23	0	18	5	2,778

	Number of responses	Support	Object	Other	No response
Further comments made to Q9	174	14	45	115	2,627

STRATEGIC GROWTH SITE 2 - WEST CHELMSFORD

Support

- Share concerns about a Western Relief Road and support its' removal from the plan (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, POQ524, PO1930, POQ517).

Against

- The roads are already congested and will not cope, especially at peak times (Great Waltham Parish Council POQ500, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, POQ681, PO1917, POQ517, POQ524, POQ533, Writtle Neighbourhood Plan Group PO1432)
- Queries over what junction and road improvements can be made to relieve traffic at Lordship Road roundabout, Ongar Road, Chignal Road junction, along Roxwell Road and The Green. Further modelling is required (Great Waltham Parish Council POQ500, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, POQ517, POQ524, POQ681, PO1917, Hammonds Estates LLP PO1917)
- Journey trips used for the traffic modelling is from 2011 Census data but much has changed since then, more recent data should be used (Writtle Parish Council POQ517)
- Impact of Widford Park and Ride has not been included in traffic modelling (Writtle Parish Council POQ517)
- Concern that location is not sustainable, will urbanise the parish of Writtle, and will have a negative impact on the economy, health, well being, transport network, land use and water (Writtle Parish Council POQ517)
- Lack of consideration in some areas such as the rural landscape on Chelmsford Centenary Circle Walk which would be destroyed during development on Warren Farm (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1588, POQ524, PO1916, POQ517)
- A small scale NW Bypass may assist in traffic congestion but has been ruled out (Writtle Parish Council POQ517)
- Concern about the ability to safely cross Roxwell Road without causing further traffic congestion (Broomfield Parish Council POQ524, Newlands Spring Residents Association POQ681, Chignal Parish Council PO1917, Broomfield Parish Council, Chignal Parish Council,

STRATEGIC GROWTH SITE 2 - WEST CHELMSFORD

Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541)

- Impact on the Chignal Estate from the bus route through Avon Road (Newlands Spring Residents Association POQ681, Chignal Parish Council PO1917, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541)
- People will not cycle, walk or use public transport as suggested (Writtle Parish Council POQ517, Newlands Spring Residents Association POQ681, Chignal Parish Council PO1917, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, Writtle Neighbourhood Plan Group PO1432, Hammonds Estates LLP PO1917)
- Public transport is too expensive and unreliable
- Existing cycle and pedestrian routes are insufficiently lit, surfaced and inaccessible to the development to be used
- More rat running through Writtle will occur
- Concern for pedestrian safety when crossing the roads in Writtle
- The land should be used for a western bypass
- Air and noise pollution from the increased traffic in the area
- Loss of Grade 2 agricultural land (Writtle Parish Council POQ517, Broomfield Parish Council POQ524, Newlands Spring Residents Association POQ681, Chignal Parish Council PO1917, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541)
- Water supply to the site will put a strain on already limited water in the locality (Writtle Parish Council POQ517)
- Increased flood risk and SuDS will not be sufficient to prevent flood risk downstream (Writtle Parish Council POQ517, Broomfield Parish Council POQ524, Newlands Spring Residents Association POQ681, Chignal Parish Council PO1917, Writtle Neighbourhood Plan Group PO1432)
- It will lead to urbanisation and coalescence of Writtle with Chelmsford and loss of Village identity (Writtle Parish Council POQ517, Broomfield Parish Council POQ524, Chignal Parish Council PO1917, Writtle Neighbourhood Plan Group PO1432)
- Impact on the landscape character and appearance (Writtle Parish Council POQ517, Broomfield Parish Council POQ524, Newlands Spring Residents Association POQ681, Chignal Parish Council PO1917, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, Hammonds Estates LLP PO1917), Bovis Homes Ltd (POQ780)
- Site is in a Minerals Safeguarding Area and minerals should be extracted before development (Broomfield Parish Council POQ524, Newlands Spring Residents Association POQ681, Chignal Parish Council PO1917, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, Hammonds Estates LLP PO1917)

STRATEGIC GROWTH SITE 2 - WEST CHELMSFORD
• The site is in Writtle Parish and is not an urban area (Writtle Neighbourhood Plan Group PO1432) • The negative issues raised against the site in the SA are enough to remove the site from the Local Plan (Writtle Parish Council POQ517) • Potential for the site to expand in the future (Broomfield Parish Council POQ524, Newlands Spring Residents Association POQ681, Chignal Parish Council PO1917, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541) • The site is in the Green Belt and is unacceptable • Unacceptable impact on wildlife and biodiversity on the site • There are likely to be archaeological remains of interest within the site (Hammonds Estates LLP PO1917) • Insufficient health services proposed, the GP in Writtle is full and Broomfield Hospital is stretched already (Writtle Surgery POQ349, Broomfield Parish Council POQ524, Newlands Spring Residents Association POQ681, Chignal Parish Council PO1917) • There is no evidence to suggest a new school will be sustained by the number of homes proposed (Writtle Parish Council POQ517) • Concern the school will not get built in time to serve the students who will require it • Insufficient community facilities to be provided on site (e.g. doctors, shops, open space, library) • Lack of reference in the supporting text or policy as to how the site will make provision for formal open space/outdoor sports facilities (Sport England PO755) • The site does not comply with the Spatial Principles or Strategic Priorities of the Plan (Newlands Spring Residents Association POQ681).
Other
• Welcome establishment of design principles and an appropriate framework for landscape and visual impact mitigation set out within the policy (Historic England POQ588) • Cycling, walking and public transport are essential to making this scheme work • People need to have safe cycle and pedestrian routes in order for them to be used • The Widford Park and Ride must also happen to reduce congestion in the area • Consider ways to discourage drivers avoiding the M11 and A12 from rat-running through Writtle • Consider implementing a ring road off Roxwell Road • Infrastructure needs to be in place before houses are occupied • Foul drainage and connection to the sewerage system needs to be considered • An MRA has been undertaken at this site with no objection as it was not considered that the minerals resource was economically viable for extraction (Essex County Council PO1518).
Alternatives considered

STRATEGIC GROWTH SITE 2 - WEST CHELMSFORD

- A further urban extension around the existing Patching Hall Lane and Copperfield Road areas (The JTS Partnership PO1117)
- Release of other Green Belt land on the other side of Writtle would be closer to existing infrastructure
- Other Greenfield sites to the East and NE of Chelmsford where there is better infrastructure
- Unsure why Hammonds Farm has been dismissed as a potential allocation (Newlands Spring Residents Association POQ681, Hammonds Estates LLP PO1917 and others).

Site Promoter

Crest Nicholson Operations Ltd POQ512, PO1498.

- 800 units with a density of 33 dwellings per hectare
- Seeks to increase the size of the site to ensure better design of the spaces and ensure it is landscape led but does not seek to increase the number of homes on site. This is based on landscape impact, habitat enhancement, surface water attenuation and design quality, leading to an extension of the site to the west
- Suggests there is no reason that the site cannot come forward between 2021 and 2026 rather than the later dates of 2021 to 2031
- Suggests further improvements to the Rainsford Road/Chignal Road junction could be made. A plan is submitted to show there is also potential for a new left hand turn lane for those turning into Chignal Road travelling from the west while retaining a 2m footpath. It is also suggested that if it was acceptable to lose the footpath on the eastern side of Chignal Road this would allow for two full lanes to be provided on Chignal Road for a longer distance
- Roundabout shown to access the site just to the east of the existing garage on the north side of Roxwell Road
- Dedicated bus route proposed to connect to the Chignal Estate via Avon Road. Details of route and wider improvements required on Trent Road to accommodate buses turning. Bus lane would be 6.5m wide, narrowing to a single 3.5m access controlled by signals where it goes between two residential properties on Avon Road. A footpath of 2m will be on the southern side of the bus link and will narrow to 1.5m where it goes between the two residential properties. Buses would be held on the western side of the link road regardless of the direction of travel. This will ensure buses can pass each other on the wider section to the west and does not result in buses being held on the Avon Road side. Cyclists would also be able to use the bus link
- The bridge for the bus link would be designed to accommodate a 1 in 100 year flood plus a 20% safety margin to ensure there is no impact on potential flooding. This is in line with EA advice
- Discussions are on-going with adjacent land owners to ascertain if further land can be purchased to secure a wider bus link. As currently proposed, the link road and footpath can all be accommodated on land within site promoters control

STRATEGIC GROWTH SITE 2 - WEST CHELMSFORD

- PTP is proposed as part of the developments package of sustainable transport measures. This would involve teams of travel advisors undertaking home visits to discuss residents travel habits, providing travel information such as maps and bus timetables and alternative options to the use of the car plus associated health and cost benefits from this. Follow up visits are provided to answer questions. The Chignal Estate and properties south of Roxwell Road are also proposed to be included as part of this
- Previous PTP's have shown a reduction in car travel by up to 38%. This in combination with other sustainable transport solutions which are provided as part of the development are considered to bring about these reductions. A comparable scheme in Ipswich saw an 11% reduction in car trips, a 2% increase in walking, 22% increase in public transport use and a 55% increase in cycling
- Walking/cycling improvements to existing routes by establishing links from the site to these routes and enhancing the routes to be funded by the development. These include pedestrian/cycle crossing over Roxwell Road near Lawford Lane on the south side of the road; improvements to signage to Writtle College and better maintenance of the vegetation along this route; walking route along Roxwell Road, heading east into Chelmsford to get to King Edwards VI Grammar School and Chelmsford County High School for girls could see improvements to the crossing at Dear Avenue West as there is no clear crossing point for pedestrians, and no facilities for those with sensory impairments; access to Lawford Mead Primary School and North Melbourne shops would be accessed via an additional footpath via the proposed bus link onto Avon Road, thereby reducing the need to walk along Roxwell Road and all the way along Chignal Road; the walking route to the Train Station and City Centre is generally good with some scope for improved signage and increased width of walkways along the route; the cycle route from the site through Admiral Park and Central Park would have access provided from the site via a new crossing over Roxwell Road. This route could be improved by adding lighting along Lawford Road and improving lighting in the underpasses/under the bridges. It could also be widened at pinch points along the way, and the surface of Lawford Road improved
- Proposals seek a larger site area to include ecological corridors around the boundaries of the site, particularly along the western boundary. Rather than development directly abutting agricultural fields there would be areas for nature conservation around and through the development. This would enhance biodiversity and ecology in the area and fulfil the objectives of Policy S6 of the Preferred Options
- Parcel CWLP2 of the Landscape Sensitivity and Capacity Assessment is assessed as medium capacity for development. Its western boundary follows a farm track and ditch and is not a clear feature in the landscape. This conflicts with the methodology for drawing boundaries as explained at page 11 of the study. This states that parcels were "drawn to adjoin the settlement boundary on the one hand and/or to be contained by some recognisable landscape features on the other such as woodland, hedgerow or watercourse"
- Based on the assessment of CWLP2 at page 85 of the report the agent suggests that either the River Can should have been used as the boundary for CWLP2, or that an additional parcel

STRATEGIC GROWTH SITE 2 - WEST CHELMSFORD

should have been assessed west of CWLP2. This area falls within the Can and Wid River Valley (A8) Landscape Character Area

- In the conclusions at the foot of page 86 of the report it states that there is an "opportunity to reinstate landscape features using the scale and broader containment of the landform to create a more sympathetic urban edge". The reinstatement of pre-existing landscape features is supported. The "broader containment of the landform" is not explained or evident in the rest of the assessment. Promoting development on the ridge at the edge of CWLP2 does not achieve this aim. Including land to the west of CWLP2 up to the River Can would allow this aim to be achieved
- The straight edge formed by CWPL2 would form an unnatural boundary to the City. Whilst new planting and open space would likely form the western edge to the development, the boundary would always appear straight and contrived. Moving the boundary to the west would overcome this issue and create a green gateway into the city. The revised boundary to the west and an increase in landscaping and planting to the east would help reintroduce biodiversity corridors and open up the river corridor for better public access and recreation
- Built area not proposed in flood zones. Development to include Sustainable Urban Drainage
- Reference to financial contributions via CIL or S106 obligations should be added to the eighth bullet point relating to improvements to the local and strategic road network.

Council Response/Action

- General comments noted
- Policy and Reasoned Justification has been updated and amended
- The site complies well with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. By focusing development at well-connected locations and in accordance with the Settlement Hierarchy. It is also supported by the LP evidence base, and is considered viable and available. There are no overriding physical constraints to bring forward the allocation in this location
- There is a misapprehension that the site is within the Green Belt. The site is a 'greenfield' site but is not within the Green Belt
- Although the site is within Writtle Parish it is an extension to the Chelmsford Urban Area and does not directly abut the Writtle Village boundary
- Additional wording has been added to the Reasoned Justification to set out that the design is expected to incorporate compensation measures for landscape effects caused by the development. The design is also expected to ensure that the development achieves an attractive and well-planned gateway into Chelmsford. For these reasons the land to the west of the site has been allocated for future recreation use/SuDS. This land is not within the red line of the allocated site and therefore not intended to be built for residential development

- Improvements to existing cycle and pedestrian routes are a requirement of the policy and further set out within the Reasoned Justification
- Initial work does not indicate the site has sufficient archaeological interest to suggest it cannot come forward for development. As part of any potential future planning application detailed surveys would need to be carried out and any remains suitably excavated or preserved as necessary
- The policy has been amended to ensure it covers the provision of necessary formal open space/outdoor sports provision
- The site will include provision for new and enhanced community facilities and infrastructure, including roads, public transport measures, a school and healthcare, sufficient to satisfy the needs of future residents. These requirements are set out within the policy and further covered within the Reasoned Justification. These are in addition to relevant infrastructure requirements in updated Policy S11
- The Local Education Authority ECC require a new school on site to meet the needs which are generated by the development. The timing of the school will be based on ECC's pupil place requirements
- All required infrastructure will be secured through legal agreements to any future planning application for the site which will include the scale and timings of necessary infrastructure. The Infrastructure Delivery Plan sets out the expected timings for all forms of required infrastructure
- It is acknowledged that people cannot be made to walk, cycle or use public transport but if high quality alternatives to using a car are provided, as is intended here, then the shift in peoples travelling behaviour along with other improvements may reduce impacts on the the road network and improve its capacity
- Air and noise pollution from the development are not considered to be overriding factors which would preclude a development from this location
- The loss of some agricultural land to development is inevitable. Overall, the Local Plan will lead to a loss of approximately 446ha of Grade 3 agricultural land and approximately 252ha of Grade 2 land. This equates to around 2.5% of the total Grade 3 and around 2.2% of the total Grade 3 land in Chelmsford's administrative area. The Spatial Strategy needs to balance the need for sustainable development against the loss of agricultural land
- The Water Cycle Study indicates that there is sufficient water supply and waste water capacity for the development
- Suitable flood risk management and SuDS are a requirement of the Policy which will need to be satisfied
- A Minerals Resource Assessment has been carried out and considered by ECC, who are the Minerals Authority. They are satisfied that there in not a viable minerals resource in the ground requiring extraction before development can commence
- An objective of the SA is to conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network
- The site has a neutral impact on this objective which is acceptable
- Overall the site fulfils the objectives of the SA to a satisfactorily level

- National policy and guidance is clear that development in the Green Belt should only happen in exceptional circumstances. The Council has maintained our position to protect the Green Belt from development, in line with the Spatial Principles
- The Council's consultation portal was one means of making comments to the consultation. Comments could also be emailed or posted and a paper response form was also available. CCC will seek to ensure that this is clearly conveyed to all for future consultations
- The allocation is supported by traffic and junction modelling work which indicates that key junctions close to the site (Roxwell Road/Lordship Road and Roxwell Road/Chignal Road) would not be over capacity with the Local Plan developments in place by 2036. There is no justification for a bypass/relief road or ring road
- A western relief road would not be viable for a scheme of this size and therefore has not been assessed as a potential traffic mitigation measure
- The proposed West Chelmsford Park and Ride has been incorporated into the traffic and junction modelling. A proportion of vehicle trips in the modelling that travel to and from the City Centre along routes in the vicinity of the Park and Ride site have been reassigned as trips to and from the West Chelmsford Park and Ride site
- The bus route through the Chignal estate will utilise and feed into the existing bus services so there will be a limited impact on the area. The bus route is only for buses, cyclists and pedestrians
- The Junction Modelling indicates that more traffic is predicted to route through Writtle to access the village, south and west Chelmsford with new LP developments in place. This modelled increase is considered to be relatively minor and could be reduced with effective implementation of public transport and cycling links. Traffic calming is not considered to be appropriate on roads including Lordship Road as this is a Priority Two County Route and as such functions as a distributor road
- The Roxwell Road/Lordship Road roundabout will be the access point for the development and as it is bounded by their land, it is expected that the developer will provide a junction with sufficient capacity to mitigate the impacts of their development and accommodate wider Local Plan growth
- Policy SPA6 also supports proposals which will promote more sustainable means of transport to Writtle College and to reduce the number of private car trips along Lordship Road
- The 2011 Census data is still reliable, comprehensive and a widely accepted source of data for use in traffic modelling. The modelling uses this data as well as further traffic count and mobile phone data obtained in 2014. Trips associated with new development since 2014 have also been accounted for in the forecast modelling
- The Council has carefully considered sites which were submitted through the SLAA to inform the Pre-Submission Local Plan - see response to comments made under Policy S8 for more details.

STRATEGIC GROWTH SITE 3a - LAND EAST OF CHELMSFORD/NORTH OF GREAT BADDOW - MANOR FARM

Support

- Good existing and proposed transport infrastructure along the A12/A130 corridor (Broomfield, Chignal, Little Waltham and Writtle Parish Councils and Newlands Spring Residents Association POQ541)
- Visitor Centre should be located at Sandford Mill. New vehicular access should be wide enough for wide boat transporters and provide a suitable flood escape route (The Inland Waterways Association PO1199 and Essex Waterways Ltd PO551).

Against

- Existing infrastructure is already under pressure (e.g. health care facilities, roads, schools). New developments are not large enough to provide new community facilities/infrastructure (Great Baddow Parish Council POQ733, Sandon Parish Council PO841)
- Consider providing a new school at location (Sandon Parish Council PO841)
- The proposed access points/roundabout (to all three sites) would cause further congestion on Maldon Road (Sandon Parish Council PO841)
- Concern for pressure on Army and Navy and congestion around access roads and junctions in Molrams Lane and Maldon Road (Great Baddow Parish Council POQ733)
- Development will make rat-running along Molrams Lane worse and reduce road safety
- Concern for pedestrian safety crossing the A414
- Concern that developing north of the A414 breaches the natural settlement boundary and will encourage further development (Howe Green Community Association PO1572)
- Unfair that there is a higher proportion of development proposed for Sandon compared with other areas (Howe Green Community Association PO1572)
- The area is polluted from the former use at Baden Powell Close (Great Baddow Parish Council POQ733, Sandon Parish Council PO841)
- LPA's cannot guarantee "high quality residential development" or "non-standard housing types" (Howe Green Community Association PO1572)
- Development will obscure beautiful views down the valley - contrary to Strategic Policy S1(Sandon Parish Council PO841)
- Object against plans to develop within the river valley and into land previously designated as Green Wedge (Howe Green Community Association PO1572)
- The site is at risk of flooding and development will exacerbate this (Sandon Parish Council PO841)
- Safety concerns in relation to pylons, major gas pipeline, potential contamination of land and flood risk (Sandon Parish Council PO841)
- Concern for the loss of the local Farm Shop
- Concerns about impact on wildlife/the natural environment in area proposed to be a new Country Park with new footpaths and car park, also lack of an adequate wildlife survey

STRATEGIC GROWTH SITE 3a - LAND EAST OF CHELMSFORD/NORTH OF GREAT BADDOW - MANOR FARM
• Concerns about loss of Green Wedge, accessible countryside, farmland and green space • Concerns about increased air pollution • Policy lacks detail in terms of how the requirements will be delivered (Sandon Parish Council PO841).
Other
• Proposals could do with more detail on provision of cycle and pedestrian routes (Sandon Parish Council PO841) • If the development goes ahead, the infrastructure should be built first (Sandon Parish Council PO841) • Concerns that the new road to Sandford Mill will create a rat-run between Great Baddow and Chelmer Village as well as encourage coach traffic to Sandford Mill • Need for improvement/expansion of public transport services and a speed reduction on Maldon Road • Concern that children living in the area will be bussed to schools all over Chelmsford (Great Baddow Parish Council POQ733) • The Country Park should be accessible by all users including equestrians, providing a much needed facility in this area, there should be a network of multi-user paths linking the site to sites 3b and 3c, and beyond including to the bridleway on the other side of the A12 linking to Little Baddow and beyond, the new bridleways could be delivered via a S106 Agreement (Essex Bridleway Association PO558) • Support collaborative work between councils on the park and ride expansion, country park and impact on the A414 (Maldon District Council PO1428) • There should be a safe multi-user crossing over Maldon Road (Essex Bridleway Association PO558) • ECC will require developer to undertake a MRA to assess if the site contains economically viable minerals that require extraction (Essex County Council PO1518) • The impact on the Green Wedge must be considered to seek enhancement in this location, the Environment Agency to be consulted on the masterplan for phasing new development on this site (Environment Agency POQ714) • Site should be reinstated as Green Wedge as it makes an important contribution to river valley (Great Baddow Parish Council POQ733) • There is limited evidence in the Green Wedge and Green Corridor Study supporting the site's removal from the Green Wedge • Development should conserve and enhance the Chelmer and Blackwater Conservation Area (Historic England POQ588) • Development at sites 3a and 3c are within 3.5 km from protected sites in Danbury which are at threat from high recreational pressure. The City Council is advised to prepare a strategic mitigation solution (Natural England PO1488)

STRATEGIC GROWTH SITE 3a - LAND EAST OF CHELMSFORD/NORTH OF GREAT BADDOW - MANOR FARM

- The policy should require further archaeological investigation and a need to preserve the Late Bronze age enclosure at Manor Farm (Hammonds Estates LLP PO2126)
- Add policy requirement for financial contributions towards new or enhanced formal open space/outdoor sports facilities (Sport England PO756)
- There is no need for a Country Park in this location (Howe Green Community Association PO1572)
- A substantial proportion of the housing needs to be affordable and two bedded (Great Baddow Parish Council POQ733)
- This site is not 'urban' so should not be classed as part of Chelmsford Urban Area
- Sizable minority of residents favour the building of council housing where even affordable housing is beyond the reach of the lower paid. Also, support for modular housing (Great Baddow Parish Council POQ733)
- It should be recognised that allocation is a important contribution to the Green Wedge (Great Baddow Parish Council POQ733).

Alternatives considered

- Consider brownfield sites or Hammonds Farm as an alternative site for development (Sandon Parish Council PO841)
- The wording of the fifth bullet point in the policy and paragraph 7.97 to be strengthened to state that development should conserve and where opportunities arise enhance the conservation area (Historic England POQ588).

Site Promoter

Hopkins Homes PO1391

- The site would be a logical extension to Great Baddow and is in proximity to a range of facilities and services including schools and employment
- Situated along a regular bus route and well related to public transport links and the strategic road network (there is no need for bus services within the site)
- The site is not subject to any physical constraints and housing would be in Flood Zone 1
- The Country Park will enhance the ecology value of the site and provide a network of paths and cycle ways improving access
- Unclear how housing figure has been arrived at; a higher density can be achieved whilst still conforming to the other aspects of the policy
- Some clarifications or amendments sought regarding financial contributions
- Visitor Centre is best placed at Sandford Mill rather than in the Country Park.

Council Response/Action

- General comments noted
- Policy and Reasoned Justification has been updated and amended
- The site complies well with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. By focusing development at well-connected locations and in accordance with the Settlement Hierarchy. It is also supported by the LP evidence base, and is considered viable and available. There are no overriding physical constraints to bring forward the allocation in this location
- Policy includes requirements towards new infrastructure including roads, cycle ways, indoor leisure, footpaths, Country Parks and Visitor Centre and education. These are in addition to relevant infrastructure requirements in updated Policy S11
- The site has been assessed through the traffic and junction modelling evidence base work and the Site Allocation Policy requires appropriate mitigation and enhancements to the road network
- The development will provide a sustainable urban extension close to the City Centre and services and facilities in Great Baddow and Sandon
- The development will promote sustainable modes of travel including cycle and walking
- The site will be required to provide direct, safe and convenient access to existing bus stops on Maldon Road
- The site will provide for appropriate measures to allow for a safe crossing over Maldon Road for all users
- The development will be landscape-led with development heights and density being restricted to ensure key views are respected
- The access road to Sandford Mill will not connect with Sandford Mill Road to the north, so there is no risk of rat running to Chelmer Village. Specifications for the capacity and width of the access road will be discussed with the developer at masterplanning stage
- The site is adjacent to Sandon Park and Ride providing frequent bus services to and from Chelmsford
- The site is adjacent to bus stops on Maldon Road providing bus services to and from Chelmsford, Danbury and beyond
- The Council has commissioned further work to assess air quality across the administrative area. Air pollution from the development is not considered to be an overriding factor which would preclude development
- East of Chelmsford is a sustainable location for new development, as supported by the evidence base
- The boundary of the Chelmer East Green Wedge in this location is supported by the Green Wedge/Corridor Review evidence base report
- The policy includes a requirement to contribute, as appropriate, towards measures to mitigate recreation disturbance on European designated sites being developed through the RAMS (Natural England PO1488)

- There is no evidence to suggest the site is of high ecological value. The development will be required to enhance the natural environment and ensure appropriate habitat mitigation and creation
- The layout of the development will need to reflect and incorporate a safeguard corridor around the high pressure gas line
- The policy requires removal of the electricity pylons and lines from the site and installation of underground electricity cables
- The Council has no records of contamination at this site
- The Farm Shop is adjacent to the Bronze Age monument which will be protected e.g. by retaining its setting and maintaining a green link into the river valley
- A Minerals Resource Assessment is a requirement of the policy
- Settlements Boundaries define areas of predominantly built/urban development and as such they do not necessarily follow parish boundaries. Allocations East of Chelmsford adjoin the Urban Area of Chelmsford and continue to be shown on the Chelmsford Urban Area map
- The Local Plan maximises the use of suitable brownfield land for development
- Hammonds Farm has been rejected as a site for new development.

STRATEGIC GROWTH SITE 3b - LAND EAST OF CHELMSFORD/NORTH OF GREAT BADDOW - NORTH OF MALDON ROAD

Support

- Good existing and proposed transport infrastructure along the A12/A130 corridor (Broomfield, Chignal, Little Waltham and Writtle Parish Councils and Newlands Spring Residents Association POQ541).

Against

- The proposed access points/roundabout (to all three sites) would cause further congestion on Maldon Road (Sandon Parish council PO841)
- Development will make rat-running along Molrams Lane worse and reduce road safety
- Concern for pedestrian safety crossing the A414
- Existing infrastructure is already under pressure (e.g. health care facilities, roads, schools). New developments are not large enough to provide new community facilities/infrastructure (Great Baddow Parish Council POQ733, Sandon Parish Council PO841)
- Commercial activity to be introduced will be significantly intrusive. Additionally, this activity is not compatible with proposals for site 3c (Howe Green Community Association PO1572)
- Safety concerns in relation to pylons, major gas pipeline and flood risk (Sandon Parish Council PO841)

STRATEGIC GROWTH SITE 3b - LAND EAST OF CHELMSFORD/NORTH OF GREAT BADDOW - NORTH OF MALDON ROAD

- Unfair that there is a higher proportion of development proposed for Sandon compared with other areas (Howe Green Community Association PO1572)
- Concerns about loss of Green Wedge, accessible countryside, farmland and green space.

Other

- Unclear if a business park is required and concerns that occupants may use the Park and Ride for free taking up valuable spaces (Sandon Parish Council PO841)
- The proposed business park should have free parking for employees and visitors
- Reserving site for expansion of Park and Ride could be seen as intrusive (Howe Green Community Association PO1572)
- There is a requirement for land to be safeguarded for future extension to existing park and ride facilities (Essex County Council PO1541)
- Need for improvement/expansion of public transport services and a speed reduction along Maldon Road
- There should be a network of multi-user paths linking the site to sites 3a and 3c, and beyond including bridleways which could be delivered by means of a planning contribution (Essex Bridleway Association PO558)
- Proposals could do with more detail on provision of cycle and pedestrian routes (Sandon Parish Council PO841)
- There should be a safe multi-user crossing over Maldon Road (Essex Bridleway Association PO558)
- ECC will require developer to undertake a MRA to assess if the site contains economically viable minerals that require extraction (Essex County Council PO1518)
- The impact on the Green Wedge must be considered to seek enhancement in this location, the Environment Agency to be consulted on the masterplan for phasing new development on this site (Environment Agency POQ714)
- The removal of the site from the Green Wedge is not adequately evidenced
- Welcome reference to landscaping scheme. Development may impact heritage assets and should conserve and enhance the Chelmer and Blackwater Conservation Area and preserve the Grace Cross grade II listed building and its setting (Historic England POQ588)
- Further archaeological investigations are necessary
- There is no description as to what "high-tech" is (Howe Green Community Association PO1572).

Alternatives considered

- Consider brownfield sites or Hammonds Farm as an alternative site for development (Sandon Parish Council PO841).

Site Promoter

STRATEGIC GROWTH SITE 3b - LAND EAST OF CHELMSFORD/NORTH OF GREAT BADDOW - NORTH OF MALDON ROAD

Barton Willmore POQ481.

- Sites 3b and 3c could provide up to 550/600 new homes including affordable housing developed around Garden City principles
- The proposed development will provide numerous economic benefits including an increased patronage at the Park & Ride site
- Site is not covered by any environmental designations
- Financial contributions towards primary education not necessary since the masterplan contains provision for a primary school
- Additional wordings sought regarding provision of off-site cycle and pedestrian links.

Council Response/Action

- Site 3b has been split. The boundary of Site 3b has been reduced in size although the amount of new employment development is unchanged. A new Site 3d is allocated for around 50 new homes to the west of Site 3b in the PS LP
- General comments and support noted
- Policy and Reasoned Justification has been updated and amended
- The site complies well with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. By focusing development at well-connected locations and in accordance with the Settlement Hierarchy. It is also supported by the LP evidence base, and is considered viable and available. There are no overriding physical constraints to bring forward the allocation in this location
- Policy includes requirements towards new infrastructure including roads, cycle ways, indoor leisure, footpaths, Country Parks and Visitor Centre and education. These are in addition to relevant infrastructure requirements in updated Policy S11
- The site has been assessed through the traffic and junction modelling evidence base work and the Site Allocation Policy requires appropriate mitigation and enhancements to the road network
- The development will provide a sustainable urban extension close to the City Centre and services and facilities in Great Baddow and Sandon
- The development will promote sustainable modes of travel including cycle and walking
- The boundary of the Chelmer East Green Wedge in this location is supported by the Green Wedge/Corridor Review evidence base report
- The development will be expected to promote the highest standards of design to ensure that it responds positively to the historic and natural environment and works in sympathy with the local landscape
- The site is within an area at low risk of flooding
- The site does not contain a high pressure gas line
- A Minerals Resource Assessment is a requirement of the policy

- The Local Plan evidence base demonstrates a need for new employment floorspace over the Plan period
- The development will need to provide parking in accordance with car parking standards - see Policy MP5
- The policy wording has been amended to reflect Historic England's comment (Historic England POQ588)
- The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

GROWTH SITE 3c - LAND EAST OF CHELMSFORD/NORTH OF GREAT BADDOW - LAND SOUTH OF MALDON ROAD
Support
• Good existing and proposed transport infrastructure along the A12/A130 corridor (Broomfield, Chignal, Little Waltham and Writtle Parish Councils and Newlands Spring Residents Association POQ541) • Support site proposals (Howe Green Community Association PO1572)
Against
• Existing infrastructure is already under pressure (e.g. health care facilities, roads, schools). New developments are not large enough to provide new community facilities/infrastructure (Great Baddow Parish Council POQ733, Sandon Parish Council PO841) • Unfair that there is a higher proportion of development proposed for Sandon compared with other areas (Howe Green Community Association PO1572) • Concern that children living in the area will be bussed to schools all over Chelmsford (Great Baddow Parish Council POQ733) • Development will make rat-running along Morlams Lane worse and reduce road safety • The proposed access points/roundabout would cause further congestion on Maldon Road • Concern for pressure on Army and Navy and congestion around access roads and junctions in Molrams Lane and Maldon Road (Great Baddow Parish Council POQ733) • Concern for pedestrian safety crossing the A414 • Concerns about loss of countryside views, farmland, woodland tree belt, green space and Green Buffer between Great Baddow and Sandon (Sandon Parish Council PO841) • Safety concerns in relation to pylons, major gas pipeline and flood risk (Sandon Parish Council PO841) • Safety concerns in relation to powerlines associated with the substation (Great Baddow Parish Council POQ733)

GROWTH SITE 3c - LAND EAST OF CHELMSFORD/NORTH OF GREAT BADDOW - LAND SOUTH OF MALDON ROAD
• Concern that houses currently on Molrams Lane will lose their privacy and view of the countryside • Concern regarding the increase in noise pollution and loss of the woodland belt and wildlife habitat where new access routes and roundabouts are developed.
Other
• Site should be identified as needing an assessment on impact to relevant strategic road network junctions (Highways England East/South East Region PO1496) • Safe access should be provided for all users through this site to link with 3a and 3b, along with the provision of a multi-user crossing over Maldon Road (Essex Bridleway Association PO558) • Consider locating access to proposed homes from an interior boundary road to maximise distance between old and new houses and to reduce potential traffic on Molrams Lane • There should be a footpath link from Sandon along Brick Kiln Road to the employment area and Park and Ride, many residents walk this way already • Proposals could do with more detail on provision of cycle and pedestrian routes (Sandon Parish Council PO841) • Give consideration to improving the local road network (Howe Green Community Association PO1572) • Support collaborative work between councils on the park and ride expansion, country park and impact on the A414 (Maldon District Council PO1428) • Proposed commercial site will need to be considered alongside Maldon's plans for new and regenerated commercial areas (Maldon District Council PO14228) • Need for improvement/expansion of public transport services • Seek financial contributions towards new or enhanced formal open space, outdoor and indoor sports facilities (Sport England PO757) • A substantial proportion of the housing needs to be affordable (Great Baddow Parish Council POQ733) • Development at sites 3a and 3c are within 3.5 km from protected sites in Danbury which are at threat from high recreational pressure. The City Council is advised to prepare a strategic mitigation solution (Natural England PO1488) • The impact on the Green Wedge must be considered to seek enhancement in this location, the Environment Agency to be consulted on the masterplan for phasing new development on this site (Environment Agency POQ714) • Development should conserve and enhance Sandon Conservation Area and preserve the Grace Cross grade II listed building and its setting (Historic England POQ588) • Concerns about health impacts/safety risks of building homes close to electricity pylons, gas pipes and nearby power station (Sandon Parish Council PO841) • Further archaeological investigations are necessary

GROWTH SITE 3c - LAND EAST OF CHELMSFORD/NORTH OF GREAT BADDOW - LAND SOUTH OF MALDON ROAD
• Public would like more details on the type of buffer proposed for the cottages on Molrams Lane • Public would like details of plans for the row of trees planted by the Forestry Commission in 1996 • There are issues with sewage flooding at Molrams Lane (Sandon Parish Council PO841) • Sizable minority of residents favour the building of council housing where even affordable housing is beyond the reach of the lower paid. Also support for modular housing (Great Baddow Parish Council POQ733).
Alternatives considered
• Consider brownfield sites or Hammonds Farm as an alternative site for development (Sandon Parish Council PO841).
Site Promoter
Barton Willmore POQ481. • Sites 3b and 3c could provide up to 550/600 new homes including affordable housing developed around Garden City principles • There could be a new primary school, new community facilities with small scale retail, a space for health services and a meeting space • There could be a variety of open spaces and biodiversity enhancements including a Country Park buffer to Sandon • A range of pedestrian and cycle routes could connect across sites 3b and 3c • Site is not covered by any environmental designations • The proposal could provide numerous economic benefits including increased patronage to the Park and Ride • Current evidence base does not justify why land to the east of this site has not been included. Utilising this land would help meet OAHN objectives and make allowance for potential delays or undeliverability of other allocated sites • Financial contributions towards primary education not necessary since the masterplan contains provision for a primary school • Additional wordings sought regarding provision of off-site cycle and pedestrian links.

Council Response/Action

- Policy and Reasoned Justification has been updated and amended
- General comments and support noted
- The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation

- The site complies well with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. By focusing development at well-connected locations and in accordance with the Settlement Hierarchy. It is also supported by the LP evidence base, and is viable and available. There are no overriding physical constraints to bring forward the allocation in this location
- Policy includes requirements towards new infrastructure including roads, cycle ways, indoor leisure, footpaths, Country Parks and Visitor Centre and education. These are in addition to relevant infrastructure requirements in updated Policy S11
- The site has been assessed through the traffic and junction modelling evidence base work and the Site Allocation Policy requires appropriate mitigation and enhancements to the road network
- The development will provide a sustainable urban extension close to the City Centre and services and facilities in Great Baddow and Sandon. The site capacity is realistic and supported by the plan evidence base
- The development will promote sustainable modes of travel including cycle and walking
- The site will be required to provide direct, safe and convenient access to existing bus stops on Maldon Road
- The development will be landscape-led with development heights and density being restricted to ensure key views are respected
- The access road to Sandford Mill will not connect with Sandford Mill Road to the north, so there is no risk of rat running to Chelmer Village. Specifications for the capacity and width of the access road will be discussed with the developer at masterplanning stage
- The site is adjacent to Sandon Park and Ride providing frequent bus services to and from Chelmsford
- The Council has commissioned further work to assess air quality across the administrative area. Air pollution from the development is not considered to be an overriding factor which would preclude development East of Chelmsford is a sustainable location for new development, as supported by the evidence base
- The boundary of the Chelmer East Green Wedge in this location is supported by the Green Wedge/Corridor Review evidence base report
- The policy includes a requirement to contribute, as appropriate, towards measures to mitigate recreation disturbance on European designated sites being developed through the RAMS (Natural England PO1488)
- There is no evidence to suggest the site is of high ecological value. The development will be required to enhance the natural environment and ensure appropriate habitat mitigation and creation
- The layout of the development will need to reflect and incorporate a safeguard corridor around the high pressure gas line
- The policy requires removal of the electricity pylons and lines from the site and installation of underground electricity cables
- The Council has no records of contamination at this site
- The Farm Shop is adjacent to the Bronze Age monument which will be protected e.g. by maintaining a green link into the river valley

- A Minerals Resource Assessment is a requirement of the policy
- Settlements Boundaries define areas of predominantly built/urban development and as such they do not necessarily follow parish boundaries. Allocations East of Chelmsford adjoin the Urban Area of Chelmsford and continue to be shown on the Chelmsford Urban Area map
- The Local Plan maximises the use of suitable brownfield land for development, but not all developments needs can be met on previously developed sites
- Hammonds Farm has been rejected as a site for new development
- The entire site is within an area at low risk of flooding
- The policy requires the development to minimise impact on Croft Wood and retain the World War II pillbox
- Noise pollution from the construction works will be temporary and not a reason to preclude development in this location
- The layout of the development, proposed open space and landscaping will be expected to minimise its visual impact
- The site allocation is supported by the evidence base including Water Cycle Study and Strategic Flood Risk Assessments.

Existing Commitments

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Existing Commitment EC1 - Land North of Galleywood Reservoir	100	76	24	2,703
Existing Commitment EC2 - Land Surrounding Telephone Exchange, Ongar Road	113	64	49	2,690
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Existing Commitment EC1 - Land North of Galleywood Reservoir	2	1	0	1	2,799
Existing Commitment EC2 - Land Surrounding Telephone Exchange, Ongar Road	14	1	3	10	2,787
Further comments made to Q9	174	14	45	115	2,627

EXISTING COMMITMENT EC1 - LAND NORTH OF GALLEYWOOD RESERVOIR
Support
No main issues.
Against
• Development is too big and compensation for loss of green space is not clear (Galleywood Parish Council PO1648) • The proposed density is too high given the proximity to heritage assets and neighbourhood uses. Also have concerns regarding the impact on traffic (Writtle Parish Council POQ715) • Concern for speeding and impacts on traffic.
Other
• Consider additional policing of the area.
Alternatives considered
No main issues.
Site Promoter
Essex & Suffolk Water PO1399 • Support the allocation of this site for residential development as it will significantly enhance the site and its surrounding area

EXISTING COMMITMENT EC1 - LAND NORTH OF GALLEYWOOD RESERVOIR
• There are no technical reasons that will prevent the delivery of the site and its development will make a positive contribution towards meeting housing need in Galleywood • There is an error in capacity within Table 10.

Council Response/Action

- Policy and Reasoned Justification updated
- Retaining open space on this site would severely limit the housing layout. It is therefore considered that suitable off-site mitigation measures should be sought to improve the existing provision in the area
- It is the view of the Highway Authority that the Beehive Lane access is not suitable for intensification but could be used for construction traffic. Pyms Road is of sufficient width to enable vehicles to pass each other and planning conditions could be used to prevent on street parking around the junction
- It is estimated that up to six existing on-street parking spaces will be lost to provide a new site access. This will need to be re-provided on site for the use of existing residents of Pyms Road
- The proposed amount of housing is not considered to materially affect the living conditions of those adjacent to the new access road.

EXISTING COMMITMENT EC2 - LAND SURROUNDING TELEPHONE EXCHANGE, ONGAR ROAD, WRITTLE
Support
No main issues.
Against
• The scale of the development and the proposed access options are of significant concern. The proposed density is too high in view of the proximity to the conservation area, listed buildings and residential gardens. It is likely to generate a high level of traffic movements onto Ongar Road and The Green which are already congested. The access onto The Green may cause pedestrian safety issues. The Ongar Road junction has been identified as dangerous (Writtle Parish Council POQ517) • The area is already very congested without adding 25 extra houses, the site will be difficult and dangerous to access and exit

EXISTING COMMITMENT EC2 - LAND SURROUNDING TELEPHONE EXCHANGE, ONGAR ROAD, WRITTLE
• 25 houses is inappropriately close to a conservation area, the accesses would be a major intervention into the conservation area and the setting of the many listed buildings and trees around the Green • Improving safety at the junction with Mayfield Road should be a larger priority • In-filling every available site will result in poor design, especially in terms of local interest • The entrance by the Rose and Crown appears too narrow for a roadway • The development will have an impact on the environment due to loss of green space the loss of large, well established trees • The development will put additional parking pressures on The Green.
Other
• The access to the site crosses Writtle Conservation Area and there are a number of listed buildings in the vicinity. Any development should be of a high quality design and should conserve and where possible enhance the conservation area and preserve the listed buildings and their settings (Historic England POQ588) • If the houses do not have gardens, this would not promote family homes • It is not clear how the site would be accessed.
Alternatives considered
No main issues.
Site Promoter
No comments provided.

Council Response/Action

- Policy and Reasoned Justification update
- This site is a re-allocation from the existing Local Plan. It is considered suitable in principle in traffic and access terms. Suitable car parking provision will be provided in accordance car parking standards in Policy MP3. The Council will liaise with Essex Highways regarding the most suitable vehicle access arrangements for the site although this is expected to be from Ongar Road and/or The Green
- Policy amended to reflect Historic England's and residents' comments regarding the impact of listed buildings and the Conservation Area
- Policy and Reasoned Justification expanded to state that the homes to be of a mixed size and type and that the development is expected to be of high quality

- It is considered the site can accommodate a development of this scale and will not be too dense
- Policy expanded to seek to retain existing trees where possible.

Growth Area 2 - North Chelmsford

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Strategic Growth Site 4 - North East Chelmsford	123	66	57	2,680
Strategic Growth Site 5 - Moulsham Hall and North of Great Leighs	132	62	70	2,671
Strategic Growth Site 6 - North of Broomfield	161	56	105	2,642
Strategic Growth Site 7 - East of Boreham	112	83	29	2,691
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Growth Area 2 - North Chelmsford	9	1	5	3	2,792
Strategic Growth Site 4 - North East Chelmsford	25	2	13	10	2,776
Strategic Growth Site 5 - Moulsham Hall and North of Great Leighs	54	4	38	12	2,747
Strategic Growth Site 6 - North of Broomfield	30	2	23	5	2,771
Strategic Growth Site 7 - East of Boreham	15	1	8	6	2,786
Further comments made to Q9	174	14	45	115	2,627

STRATEGIC GROWTH SITE 4 - NORTH EAST CHELMSFORD

Support

- Support given for many aspects of the policy (Sport England PO758)
- Support proposals for relief road, as this will improve access to A120 and M11 corridors (Maldon District Council PO1428)
- Assuming the CNE Bypass is fully implemented, some development at this site would appear to be appropriate (Hammonds Estates LLP PO2129)
- The most sensible location for growth is close to planned infrastructure, such as Beaulieu station and the CNE bypass
- Seems a reasonable location for housing development of this scale.

Against

- Site is not sustainable and does not comply with the Strategic Priorities, Spatial Principles or Strategic Policies (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541)
- Existing pedestrian, cycle and bus services are limited and improvements will be required (Hammonds Estates LLP PO2129)
- Heavily reliant on delivery of CNE Bypass and infrastructure linked to Beaulieu Park (Hammonds Estates LLP PO2129)
- Delivery of CNE Bypass is questioned as the safeguarded alignment passes through land affected by current minerals consent (Hammonds Estates LLP PO2129)
- Rationale is flawed as it relies on Beaulieu Park and Channels development to enable a logical and sustainable extension to Chelmsford (Hammonds Estates LLP PO2129)
- Concern there is an over-reliance on development in this area (Hammonds Estates PO1939)
- Concern that development will encourage rat-running through Little Waltham
- Concern for lack of walking/cycling connections, impact of health services, schools and Little Waltham (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, POQ524, PO1929, POQ533)
- Area already suffers unacceptable levels of traffic without further development
- Land to absorb flooding will be lost, causing detrimental effects to nearby villages (Chignal Parish Council PO1918, Broomfield Parish Council POQ524)
- Proposed Traveller Site will put pressure on services (Broomfield Parish Council POQ524)
- Criteria for considering a Gypsy, Traveller or Travelling Showpeople site identified in Policy HO3 A(i) is not met here
- There are numerous landowners on this site, which will make planning and delivery very complicated (Hammonds Estates LLP PO2129)
- Growth area not extended to fullest potential by excluding Mount Maskall, Generals Lane, which was deemed suitable for 25 dwellings in November 2016 (SLAA Reference 266)

STRATEGIC GROWTH SITE 4 - NORTH EAST CHELMSFORD
• Area is receiving a disproportionate amount of proposed development in comparison with other areas (Little Waltham Parish Council POQ533) • Maps detailing the proposed development are unclear • There is no consideration for medical provision • Concerns that existing residents will suffer inadequate health and schooling • Protection for historic areas is not given.
Other
• Site should be identified as needing an assessment on impact to relevant strategic road network junctions (Highways England East/South East Region PO1496) • Funding for proposed infrastructure should be secured prior to development (Springfield Parish Council POQ284) • Consider implementing non-motorised user bridleways (Ramblers Essex Area PO1102) • Request the new bridge over Essex Regiment Way is planned as a multi-user bridge rather than just for pedestrians and cyclists (Essex Bridleways Association PO561) • Specific infrastructure required to mitigate these developments should be identified (Chignal Parish Council PO1918) • Request that access for all users, including equestrians, is given to the new country park (Essex Bridleways Association PO561) • Consider cycle routes connecting to the city centre and rail stations to make allocation more appealing to residents • Strong views for infrastructure to be put in before housing development • There is a requirement for land to be safeguarded for future extension to existing park and ride facilities (Essex County Council PO1541) • Unclear whether the CNE bypass remains viable since being designed 15 years ago • Site lies in the Parish of Little Waltham and should be labelled accordingly (Little Waltham Parish Council POQ533) • Land parcels with a medium landscape capacity should have scored low-to-medium and land parcels with a medium-to-high landscape capacity should have scored medium (Hammonds Estates LLP PO2129) • Proposed development must have boundaries to protect the villages surrounding Chelmsford • Concern for historic environment around New Hall and Boreham, as heritage assets and conservation area may be impacted (Historic England POQ588) • Must consider if "New Hall and Boreham House Chelmsford Assessment of the setting of Listed Buildings and Registered Park and Gardens" provides sufficient evidence for extended allocation (Historic England POQ588) • The majority of the area is said to have no significant heritage constraint but there are clearly sensitive areas which are not referenced here (Hammonds Estates LLP PO2129) • Unclear whether a minerals resource assessment has been undertaken (Hammonds Estates LLP PO2129)

STRATEGIC GROWTH SITE 4 - NORTH EAST CHELMSFORD

- Bull's Lodge Quarry, which extends into the NE Chelmsford site, is an existing site in the Essex Minerals Plan, meaning there could be minerals of economic importance here (Hammonds Estates LLP PO2129)
- Development will need to consider the current timetable for mineral extraction at Bulls Lodge and Park Farm/Boreham Airfield, and how to rephase existing permissions (Essex County Council PO1548)
- ECC will require developer to undertake a MRA to assess if the site contains economically viable minerals that require extraction (Essex County Council PO1548)
- Requirement to undertake restoration and rephasing of minerals extraction, on and adjacent to the allocation, (including distance from operations, noise, access and delivery of the CNE Bypass) should refer to need for this to have planning permission, to be consistent with 7.134 (Essex County Council PO1548)
- Unclear how the new country park will enhance the Green Wedge, given the two are distinct areas separated by Essex Regiment Way (Hammonds Estates LLP PO2129)
- NE Chelmsford landscape capacity area of search is overestimated (Hammonds Estates LLP PO2129)
- Wildlife not classified as protected species should still be valued, in line with Policy NE1
- Consider including health care provision within the proposed neighbourhood centre (Springfield Parish Council POQ284)
- Planning and design should specifically encourage healthy and active lifestyles, in line with Garden City Principles (Sport England PO758)
- Give consideration to how a new secondary school can help address indoor sport/leisure facility needs (Sport England PO758)
- LP should not prevent infill and redevelopment of existing residences (Andrew Martin - Planning Limited POQ438)
- The final sentence should be deleted on the basis that the above masterplan and allocation proposed by the Consortium includes land that is in their control and that is proposed to be developed longer term beyond the Plan period to 2036. (The North East Garden Village Consortium POQ513).

Alternatives considered

- Sand and gravel deposits at Hammonds Farm are limited, generally of poor quality and would not be economic to extract, making it a good alternative area for development (Hammonds Estates LLP PO2129).

Site Promoter

The North East Chelmsford Garden Village Consortium POQ513

- The five site promoters/landowners (the Parties) will continue to work collaboratively with each other to deliver the development
- The site should extend further eastward

STRATEGIC GROWTH SITE 4 - NORTH EAST CHELMSFORD

- Development would deliver a Garden Village of around 5,500 new homes of which 3,700 are proposed within the plan period over an extended site boundary and underpinned by Garden City principles
- Development would build on new neighbourhoods coming forward in Beaulieu Park and Channels
- New homes would be of a mixed size, type and density that respond directly to the site's context including proportion of specialist residential accommodation, self-build and custom-build housing
- Delivery of approximately 45,000sqm of high tech employment space within an 'Innovation Hub' providing a range of unit sizes and types
- Provision of a Lakeside Leisure Hub including a new Country Park on Boreham Airfield together with a landscape strategy and delivery mechanisms for its long-term management and maintenance
- Provision of a new Secondary School, two Primary Schools and four early years and childcare nurseries
- Delivery of new neighbourhood centres, community space and multi-functional green infrastructure and financial contribution to indoor leisure facilities
- Provision of a safeguarded land for the future extension of Chelmer Valley Park and Ride and a dedicated car club
- Delivery of new and enhanced cycle routes, footpaths, Public Rights of Way and where appropriate bridleways between the site and wider area
- Provision of safeguarded land and financial contributions towards the CNE Bypass including delivery of Phase 1 of the CNE Bypass within the site boundary (single carriageway road)
- Delivery of a new second radial distributor road including potential new cycle/footpath bridge over Essex Regiment Way into the Green Wedge
- Development would build on new neighbourhoods coming forward in Beaulieu Park and Channels
- Good accessibility would be provided for bus services including the extension of on-site ChART
- Traffic management of Essex Regiment Way within proximity to the site and relief to A130 between Chelmer Valley Park and Ride and Northern end of CNE Bypass would be provided
- Appropriate landscaping adjacent to existing residential areas would be provided to mitigate the visual impacts of the development
- Appropriate phasing of minerals extraction and restoration would be undertaken including a MRA
- Parties are seeking the re-allocation of land at Park Farm as an Existing Commitment within the wider Strategic Allocation 4 site boundary
- Parties are seeking the deletion of the policy requirement to safeguard the existing open area currently comprising a golf course
- No provision has been made for a Travelling Showperson's site.

Council Response/Action

- General comments and support noted
- Policy and Reasoned Justification redrafted and updated to ensure consistency with other site policies, national guidance and to reflect preferred options comments
- Site complies with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. by locating development at well-connected locations, protecting the Green Belt, providing new jobs and delivering new strategic infrastructure. Site is supported by the evidence base and is considered viable and deliverable
- A range of new and improved infrastructure and services will be required to support the new development as listed within the policy including new health, education, transportation, recreation and community infrastructure. This is in addition to requirements under updated Policy S11
- The policy requires safeguarded land for an expanded Park and Ride
- Policy requires the delivery of Phase 1 of the CNEB through the site. All site allocations in Growth Area 1 are required to contribute towards the CNEB
- Updated Policies S11 and S12 and the supporting IDP will ensure the timely provision of new and improved infrastructure and services required to support the new development. The site masterplan will also consider the phasing and provision of infrastructure
- Development will provide a sustainable urban extension to the existing development coming forward in NE Chelmsford whilst creating distinct new neighbourhoods
- Site complies well with and is supported by the evidence base including Sustainability Appraisal, Strategic Flood Risk Assessments and Landscape Sensitivity
- The Junction Modelling evidence base report indicates key junctions close to the site may be operating overcapacity with the new development in place by 2036 (e.g. Sheepcoats and Pratts Farm roundabouts). However, it goes on to report that the focus should be on encouraging use of Park and Ride and rail use, improving public transport and cycling links in the vicinity
- Highways mitigation measures, improvements to existing cycle and pedestrian routes, a new bridge over the CNEB and provision for new bridleways, where appropriate, are requirements of the policy
- The site landowners are working together through the NE Chelmsford Consortium to deliver the site. There is no evidence to suggest delivery will be complicated because of more than one landowner (Hammonds Estates LLP PO2129)
- Policies Map has been updated e.g. to reflect the new site boundary and proposed Country Park. Notations have been amended to help increase clarity
- Policies Map does not identify non-planning notations such as Parish/Town Council administrative boundaries
- Policy strengthened to ensure protection for heritage assets on or near to the site including Listed Buildings and Conservation Areas

- The Council has carefully considered the historic environment evidence base including the New Hall and Boreham House Assessment and considers this to be sufficient, up to date and robust
- The new Country Park will enhance the City's green infrastructure offer
- Policy S6 covers conservation and enhancement of the natural environment although new development is required on greenfield sites to meet local needs
- Specific reference to encouraging healthy and active lifestyles added to the Reasoned Justification
- The policy requires provision of or financial contribution to indoor leisure facilities. Opportunities for dual use sports facilities within the new secondary school reference included within the Reasoned Justification
- Protecting the Countryside policies cover infilling and new buildings in the countryside
- Hammonds Farm has been considered but rejected as a site allocation as it complies less well than preferred allocations with the Spatial Principles and Spatial Strategy and the evidence base. More details are contained within earlier Local Plan consultation documents and the Preferred Options Sustainability Appraisal
- See Policy GT1 for responses to comments on the Drakes Lane Gypsy and Traveller Site
- The Mineral Resource Assessment is being prepared. This will cover an area outside of Bull's Lodge Quarry but within the NE Chelmsford allocation
- Bull's Lodge Quarry is an allocated site within the Essex Mineral Local Plan (2014) and the site also benefits from extant planning permission. The mineral reserve covered by this permission and allocation in the Plan is therefore considered to be economically important, contributing towards the sand and gravel landbank
- The Landscape Sensitivity and Capacity Assessment (March 2017) came to its conclusions using a nationally recognised methodology consistently applied to proposed strategic development sites across the Council area. The assessment of overall capacity for development is a measure which is based on sound observation and professional interpretation, and in the case of North East Chelmsford, considered to be reasonable and correct.

STRATEGIC GROWTH SITE 5 - MOULSHAM HALL AND NORTH OF GREAT LEIGHS
Support
• Support given to the site (Little Baddow Parish Council PO589) • Moulsham Hall site is the most acceptable of the land put forward in location 5 but should be smaller. Traffic mitigation will be required and the school and other infrastructure must come first (Great & Little Leighs Parish Council POQ771) • Welcome new/enhanced cycle routes, footpath and bridleways and provision of recreation space and leisure facilities (Sport England PO759, Essex Bridleway Association PO562)

STRATEGIC GROWTH SITE 5 - MOULSHAM HALL AND NORTH OF GREAT LEIGHS
• The development will bring new services to benefit the existing community • Reasonable to have development along the route of the existing road infrastructure and new CNE Bypass.
Against
• Oppose proposal as traffic congestion and road safety is already bad and will be significantly worsened with development from Braintree District and Great Leighs (Great & Little Leighs Parish Council POQ771, Black Notley Parish Council PO1765, Felsted Parish Council PO861, Great Notley Parish Council PO573) • There are no plans to ease congestion from traffic going north (Felsted Parish Council PO861,Great Notley Parish Council PO573) • Development will cause additional traffic on Essex Regiment Way (Little Waltham Parish Council POQ533) • Increased rat running through Main Road, Banters Lane, Mill Lane, Boreham Road, Bakers Lane, Dumney Lane (Felsted Parish Council PO861, Black Notley Parish Council PO1765) • Increase in traffic on roads and impact on character of surrounding Villages and areas, such as Felsted, Willows Green and Rayne • Concern for emergency vehicle access due to traffic and parking congestion • Impact on traffic flow in Broomfield area • Village will be divided by the A131 with poor connectivity • Banters Lane should not be upgraded to a larger road • Impact on the country lanes in the area, some of which are Protected Lanes • Poor and expensive public transport in the area • Concern that the CNE Bypass is not funded and may not get built • Development west of the A131 should be on a smaller scale, not occupy the whole site, include traffic mitigation and encourage walking and cycling (Great & Little Leighs Parish Council POQ771) • Site is too far away from any railway station • Location does not have good transport links as there is only one bus route and no rail station • The housing will be bought by commuters who do not have connections to the village and will not contribute to the community • A Travelling Showpeople site would impact on amenity, be out of character, and create increased traffic and lorries in the area (Great & Little Leighs Parish Council POQ771) • There is no justified need for a Travelling Showpeople site • Concern the Travelling Showpeople site will be enlarged in the future • Fear of increased crime and community cohesion in the area and decreased house prices from the Travelling Showpeople site • Concern about how students will get safely to Notley High School without the need for public transport or using Bakers Lane. Consider allocating school places in Chelmsford (Black Notley Parish Council PO1765)

STRATEGIC GROWTH SITE 5 - MOULSHAM HALL AND NORTH OF GREAT LEIGHS
• Not enough primary school provision (Great & Little Leighs Parish Council POQ771) • It will be a burden on the services of other Towns/Villages in Braintree District (Great Notley Parish Council PO573) • Reliance of schools and services in other Council areas is not acceptable • Concern that there will not be enough secondary school places in Great Leighs to meet the need • Additional development will put strain on shops and schools (Black Notley Parish Council PO1765) • Concern for the impact on services and infrastructure within Great Notley (Great Notley Parish Council PO573) • Services (shops, medical and community facilities) should be provided as development progresses to avoid excessive strain (Great Notley Parish Council PO573) • Little consideration has been given to upgrading services and utilities such as water, power, telephone lines and fibre optics • There will be more strain on local and hospital health care and there is insufficient funding for additional services • There should be greater separation between the Moulsham Hall site and Willows Green (Felsted Parish Council PO861) • Part of the land east of the Village was considered unsuitable by CCC at a recent appeal so it should still be considered unsuitable (Great & Little Leighs Parish Council POQ771) • Great Leighs has had its fair share of development in recent years and new development should be spread out more fairly • Development will engulf the existing Village • Light and noise pollution from the racecourse will be a problem for new residents (Felsted Parish Council PO861) • Impact on nearby wildlife and woodland sites (Great & Little Leighs Parish Council POQ771) • It will have a negative impact on a rural and tranquil area of countryside • Great Leighs is not suitable to be a garden village • Concern about air pollution from the traffic on the roads • Concern it will lead to increased flooding in the area • Concern in relation to waste water treatment (Environment Agency POQ714) • Unacceptable impact on the Listed Buildings and their settings along Moulsham Hall Lane • Impact of the existing gravel works at Blackley Lane on the occupiers of any new development.
Other
• Request for further exploration regarding infrastructure mitigation for this development in conjunction with other proposals in the surrounding area (Uttlesford District Council PO1866, Felsted Parish Council PO861) • No reference to the site contributing towards the CNE Bypass (Hammonds Estates LLP PO2130)

STRATEGIC GROWTH SITE 5 - MOULSHAM HALL AND NORTH OF GREAT LEIGHS

- Consider current and future road layout ensuring they are suitable for emergency services
- Moulsham Hall Lane is too small to act as a suitable access road for the new development
- Concern that land will be compulsory purchased along Banters Lane to allow for road upgrades
- Concern over delivery of the site as it is within multiple ownership (Hammonds Estates LLP PO2130)
- The quantum of development is unlikely to realise the sustainability of the location suggested (Hammonds Estates LLP PO2130)
- There is a disproportionate amount of development proposed compared with other sites around Chelmsford (Black Notley Parish Council PO1765, Great & Little Leighs Parish Council POQ771)
- Development needs to take into account and align with Braintree's growth to ensure services and facilities are provided (Braintree District Council PO2177, Gateway 120, Cirrus Land LLP and L&Q Homes POQ550, Hammonds Estates LLP PO2130)
- For this site to happen the school at Broomfield Place has to go ahead (Broomfield Parish Council POQ524 & Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541)
- Existing properties near the development should have a higher degree of privacy and amenity protection given to them
- Housing numbers exceed the current capacity of the water treatment works. Minimising downstream pollution will be challenging and improvements are not currently identified by the water company (Environment Agency POQ714)
- Ensure allocation complies with Water Framework Directives (Environment Agency POQ714)
- Initial archaeological and landscape assessments suggest there are limitations to developing certain areas of the site (Hammonds Estates LLP PO2130)
- Concern for potential damage to the River Ter SSSI (Natural England PO2163)
- Development will need to protect heritage assets, historic buildings and scheduled monuments (Historic England POQ588)
- Give consideration for provision of Green Wedges and open spaces
- Concern over the protection of Gubbions Hall Scheduled Ancient Monument
- Concern over trees not being retained
- Requirement to undertake restoration and rephasing of minerals extraction, on and adjacent to the allocation, (including distance from operations, noise, access and delivery of the CNE Bypass) should refer to need for this to have planning permission (Essex County Council PO1548)
- A Minerals Resource Assessment needs to be carried out and extraction of Blackley Quarry needs to be considered in the phasing of the development (Essex County Council PO1549, Hammonds Estates LLP PO2130)
- It is unclear why listed buildings are included in the red line on Moulsham Hall side
- Any retail proposal should include an impact assessment on retail at Black Notley, Great Notley and East London Road (Braintree District Council PO2177)

STRATEGIC GROWTH SITE 5 - MOULSHAM HALL AND NORTH OF GREAT LEIGHS

- East of Main Road, North East of Banters Lane and West of the A131 should be treated as three seperate sites (Great & Little Leighs Parish Council POQ771)
- Chelmsford City Racecourse should be protected and query as to where overflow parking for the Chelmsford City Racecourse will be located (Great & Little Leighs Parish Council POQ771).

Alternatives considered

- Principles within Sport England & Public Health England's Active Design guidance could be incorporated into the policy or supporting text (Sport England PO759)
- There are more sustainable sites to the east of Great Leighs than Moulsham Hall
- All the development should go on the Moulsham Hall side of the Village
- The 100 dwellings granted consent under 14/01791/OUT should be included within the 'existing commitments' and not included within this allocation (Gladman Development PO1625)
- Land at Rochester House should be included for development in Great Leighs (Mrs & Mrs Paul Green PO1036)
- Temple Border offers an opportunity to meet the strategic objectives of both CCC and the north Essex region as a whole, delivering a comprehensively planned urban extension to Braintree. A suitable alternative therefore exists and sustainable development could be brought forward at Temple Border (Gateway 120, Cirrus Land LLP, and L & Q Homes POQ550)
- Houses proposed for North of Great Leighs should be South of Great Leighs, including Chatham Green, as this will be next to the proposed CNE Bypass
- Consider a link road from Notley Road to London Road to alleviate traffic (Black Notley Parish Council PO1765)
- Consider additional development in Broomfield as they need key workers (Black Notley Parish Council PO1765)
- Focus new development close to existing trunk roads and railway stations (Great & Little Leighs Parish Council POQ771).
- Concentrate new development where new infrastructure is in place or proposed
- Land north of Boreham Road should be included (Bellway Homes POQ778)

Site Promoter

Great Leighs Holdings & Estates Limited PO1673, Great Leighs Land Owners PO2231.

- Acknowledges site is to support 1,100 new homes, primary school, neighbourhood centre and associated open space. Sets out phasing which includes 1,330 and 1,340 homes (including 250 mature age residential units) across the wider allocation, with 250 of those on Banters Field and 840 on the Moulsham Hall site
- Identified housing need for older persons on the Banters Lane site
- No part of the scheme will have a greater density than 40 dwellings per hectare. Areas will have mixed densities, lowest will have 10 dwellings per hectare and the highest will have 37 dwellings per hectare

STRATEGIC GROWTH SITE 5 - MOULSHAM HALL AND NORTH OF GREAT LEIGHS

- Housing will be a variation of regency style, vernacular, Georgian style, art and crafts and new England
- Proposal of live-work units in north eastern corner of Moulsham Hall
- Acknowledge need to have five plots for Travelling Showpeople and have identified possibility of this being close to the neighbourhood centre with good access. Also suggestion that the plots could be placed on other land within the Racecourse ownership
- Acknowledges a need for a mix of house types and tenures
- Proposed roundabout on Moulsham Hall Lane comprising of dual lane approaches to maximise operational capacity. Form of access will be determined from traffic surveys and junction modelling
- Two options for potential access into Banters Field, one being a simple priority junction onto Main Road, second being an additional link road from Banters Lane through to Main Road
- It is acknowledged that there is an emphasis to encourage the use of public transport. The road network has been designed to enable deviation of No.70 bus into the Moulsham Hall site to provide convenient access to public transport. Further discussion to take place with First Bus service to assess capacity
- Proposed provision of additional pedestrian and cycle connections along Moulsham Hall Lane, School Lane and Dumney Lane to connect into Great Leighs and existing cycle/footpath networks. Proposed priority junction into Banters field will feature shared pedestrian/cycle link. Existing footpath network provides opportunity to enhance pedestrian and cycle movement within the village using the crossings and underpasses over the A131
- Proposed primary school and nursery in north-eastern corner of Moulsham Hall, adjacent to neighbourhood centre. Suggested that the existing Great Leighs Primary School's "Forest School" concept could be expanded or followed by the proposed new primary school
- Proposed village convenience store, restaurant/café, dry cleaners/tailors, take-away, chemist, nursery and hairdressers/beauty salon to be part of neighbourhood centre located in north-eastern corner of Moulsham Hall
- Chemist proposed for neighbourhood centre. Potential for a local surgery as part of the neighbourhood centre, further discussion to take place with current practitioners, CCG and NHS England
- Currently existing community hall well used and supports existing childcare facility. There is the potential to include additional facilities to support local sports clubs, or include the provision of allotments which could be managed by the Parish Council on site. Other forms of open space and sports facilities are proposed to be provided on site. Development of Moulsham Hall could deliver a network of open space by retaining and complementing existing woodland features and hedgerows
- Identified that low levels of development site are at risk of surface flooding. These areas are to be within areas of open space. SuDS will be provided to serve new site to ensure the outfall from the site will be restricted to the existing greenfield runoff rate. Consideration of green spaces, land use and natural ecological features to assist with water management and open space provision within the development site.

STRATEGIC GROWTH SITE 5 - MOULSHAM HALL AND NORTH OF GREAT LEIGHS

- Banters Lane site proposed to connect to sewer to the south of the site or create an outfall to the western site. Pumping stations are required to pump from the Moulsham Hall site to the nearest sewer
- Identified that there are no statutory designated wildlife sites within a 2km radius of the site but there are five Local Wildlife Sites within 2km of the site. Ecology walkovers have been carried out to assess where habitats lie that could support protected species
- Proposed scheme will retain areas of woodlands and ponds within the site to protect some of the diverse flora and fauna
- Plans to limit and mitigate habitats affected by this scheme by retaining large mammal routes, bird nesting areas, amphibian and reptile breeding grounds and bat foraging and roosting areas
- The concept plan aims to retain the significant landscape features of the site, such as woodlands and ponds and boundary hedges. It acknowledges Banters Field is more visually exposed due to proximity to A131 and London Road but by including land to the south of it will ensure Banters Field appears as an extension to the existing village rather than an isolated pocket
- Acknowledges listed buildings on or near to the site and commits to ensuring the development preserves the settings of these buildings
- Geophysical survey and targeted trial trenching proposed prior to development to assess archaeological impact
- Identifies that traffic along the A131 and Chelmsford City Racecourses are the main existing noise sources. Site specific noise assessment to be completed in regards to these with a noise scoping report to be prepared to assess the potential noise impacts at the site and likely mitigation required
- Proposed extension to Blackley Quarry in included within the adopted Minerals Local Plan. It is acknowledged that there is a need for a MRA to be carried out. Work is in progress to establish scope of assessment required and this will be done in conjunction with ECC.

Great Leighs Land Owners PO2231.

- Support that site will deliver at least 1,100 new homes
- Site for housing would be located close to existing local facilities including primary schools, shops and employment
- Potential for plans proposing site access to be through the land to the south. Secondary access could also be provided onto Main Road
- Want to ensure aims of the LP and key Garden Suburb principles are achieved through delivery of the sites
- It is proposed that land to the east of the site be excluded due to the sensitivity of the woodland. However, this land will then be landlocked and unable to be farmed so it may be more appropriate to include this land within the allocation as designated open space or a landscaped buffer
- Within the allocation, a new primary school, nursery, neighbourhood centre and pedestrian routes would be provided to reduce transport demand

STRATEGIC GROWTH SITE 5 - MOULSHAM HALL AND NORTH OF GREAT LEIGHS
• The provision of new/improved bus services can be investigated in association with the development of the site. There is also potential to implement schemes to subsidise travel for new residents • Car and cycle parking will be provided in accordance with adopted standards to ensure that there is sufficient provision • The proposed allocation seeks to create a buffer between the proposed residential development and the Grade II listed Gubbions Hall to preserve the setting of the listed building and associated scheduled monument • The proposed residential development would not result in the loss of any hedgerows, and is seen to have a negligible impact on the current ecological value of the site • Residential development will be sensitively designed to provide a mix of housing sizes and tenure, improved recreational facilities, improved access to community facilities, new primary school and nursery, new local centre and enhanced transport connectivity • Landowners will seek to agree the MRA with ECC prior to the pre-submission stage of the LP. This will not affect the delivery of the development but may impact on the timing of delivery during the plan period • The proposed development will incorporate SuDS to attenuate surface water flows, improve water quality, enhance biodiversity and add amenity value • The Policy should be reworded so that the location of the five Travelling Showpersons sites are not specific and could be delivered outside of the allocation provided they are delivered in the vicinity • The Policy should clarify the amount of self-build, custom-build housing and live work units that need to be provided and where these are expected to be located. Suggest amending to read: "any application should provide self build, custom build and live work units where possible" • The Policy should be amended to state that the requirement for the number of dwellings is a minimum to allow flexibility in the policy approach • The Policy should acknowledge the viability implications of the affordable housing and other infrastructure requirements.

Council Response/Action

- General comments and policy support noted
- Policy and Reasoned Justification redrafted and updated to ensure consistency with other site policies, national guidance and to reflect preferred options comments
- The NPPF requires Council's to work together under the Duty to Co-operate and the sharing of services and facilities is acceptable if it is the most sustainable and appropriate method of providing such services and facilities. CCC continue to engage with Braintree and Uttlesford District Council's in respect of all infrastructure issues and further meetings have been set up to discuss these matters

- CCC has commissioned further work to assess air quality across the administrative area
- The development at Great Leighs has been split into three site allocations to provide greater clarity for what is expected for each site
- Land at Moulsham Hall (5a) will now occupy a smaller site area, with the land around Moulsham Hall being retained to protect the setting of the Listed Building and further land to the north being allocated for future recreation use/SuDS which also offers protection to the setting of the Listed cottages along Moulsham Hall Lane. These parcels of land are not within the red line of the allocated site and therefore not intended to be built on
- Development in this location complies with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. by locating development at well-connected locations and protecting the Green Belt. Development in this location is supported by the evidence base and is considered viable and deliverable
- A range of new and improved infrastructure and services will be required to support the new development as listed within the policy including new health, education, transportation, recreation and community infrastructure. This is in addition to requirements under updated Policy S11
- Although there will be some physical alterations to Banters Lane it is not intended to be upgraded to a larger road
- It is acknowledged that people cannot be made to walk, cycle or use public transport but if high quality alternatives to using a car are provide, as is intended here, then the shift in peoples travelling behaviour along with other improvements allows capacity on the road network for the development
- Additional bus priority measures are proposed as part of the amended Policies to assist greater uptake and access to public transport from the site
- A railway station cannot be directly accessed from the site but there are good public transport links to connect to railway stations
- The provision of cycle and pedestrian routes are requirements of the amended Policies
- The need for Travelling Showpeople sites is clearly evidenced within the Gypsy and Traveller Accommodation Assessment, and set out within the Development Requirements for the LP
- The City Council has a duty to assess the accommodation needs for Gypsy and Travellers and Travelling Showpeople and to allocate sites to meet this need within the Local Plan. Chelmsford has considered that the most appropriate way to provide sites will be through larger Local Plan allocations
- Any potential future expansion of the Travelling Showpeople Site would need to be considered on its own merits in accordance with Policy HO3
- Impact on house prices is not a planning consideration which can be attributed any weight
- The site will include provision for new and enhanced community facilities and infrastructure, including roads, schools, local shops and healthcare, sufficient to satisfy the needs of future residents
- As the Local Education Authority, ECC require a new primary school on site to meet the needs which are generated by the development. The timing of the school will be based on

ECC's pupil place requirements. ECC are satisfied that a secondary school is not required on site, but that financial contributions towards secondary school provision is required

- All required infrastructure will be secured through legal agreements to any future planning application for the site which will include the scale and timings of necessary infrastructure. The Infrastructure Delivery Plan sets out the expected timings for all forms of required infrastructure across the whole Local Plan
- Further clarity has been added to the Policies in terms of the planning obligations/CIL requirements which are expected to be provided
- The Water Cycle Study indicates that there is sufficient water supply and waste water capacity for the development, subject to some improvements which include managing any potential impact on the River Ter SSSI. Other utilities will be provided on site
- Although the 'Gladman' site (EC3) was previously refused by CCC the site was allowed at appeal. It is included as an existing commitment allocation to enable a comprehensive development with the adjoining site (5c) and the other sites within the Great Leighs area
- Light and noise pollution from the Racecourse, and the impact of the on-going gravel extraction nearby are not considered to be overriding factors which would preclude a development from this location. They will just need to be considered when planning the site and the position and phasing of the dwellings within the sites
- Any air pollution arising from the development is not considered to be an overriding factor which would preclude a development from this location
- An objective of the SA is to conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. The SA is satisfied that, through appropriate mitigation at the planning application stage, any impact on biodiversity and geodiversity will be satisfactory
- Suitable flood risk management and SuDS are a requirement of the amended Policies which will need to be satisfied
- Initial work does not indicate the site has sufficient archaeological interest to suggest it cannot come forward for development. As part of any potential future planning application detailed surveys would need to be carried out and any remains suitably excavated or preserved as necessary
- Policies 5a-5c include reference to a Minerals Resource Assessment being required and the need for potential re-phasing of mineral extraction and restoration within the adjacent quarry site
- The Racecourse is shown as a separate allocation which has different policy requirements for the area than the three housing allocation policies
- The promotion of more active lifestyles and reference to Sport England and Public Health England's Active Design guidance is incorporated within the Reasoned Justification to Strategic Policy S4
- The Junction Modelling evidence base report indicates key junctions close to the site will operate within capacity with the new development in place (including Moulsham Hall Lane and Main Road/Banter Lane)

- Main access is directly onto the existing strategic road network to reduce the use of surrounding lanes. Traffic calming measures in the locality will be a matter for the transport assessment to be discussed through the master planning of the site
- As non designated heritage assets, Policy HE2 considers the need for appropriate protection to be given to protected lanes within the CCC area. Future planning applications would have consultation with neighbouring authorities who could advise on any impact to such lanes in their areas
- Access for emergency vehicles would be an issue for consideration in the master planning process
- As a requirement of development at Strategic Growth Site 4 (NE Chelmsford) stage one of NE Bypass will be built and all other allocations in Growth Area 2 are required to provide financial contributions towards it. ECC and CCC are committed to the scheme and will seek government funding where appropriate to deliver it
- The Council has carefully considered sites which were submitted through the SLAA to inform the Pre-Submission Local Plan. Those considered as potential 'reasonable alternatives' to deliver the Spatial Strategy have been subject to assessment in the Sustainability Appraisals. These sites are considered to comply less well with the Spatial Principles and Spatial Strategy than the allocated sites. Other sites are not considered to be 'reasonable alternatives' as they are not considered to be able to deliver the Spatial Strategy, for example lie within the Green Belt, outside a Growth Area or are not located within a higher order settlement.

STRATEGIC GROWTH SITE 6 - NORTH OF BROOMFIELD
Support
• Welcome proposal for second access route to Broomfield Hospital. Would like to see effective walking and cycling routes to encourage sustainable travel choices. (Mid Essex Hospital Services NHS Trust PO1713) • Support is given for the aim to enhance the public rights of way network (Essex Bridleways Association PO563) • Support provision for high quality housing in close proximity to amenities • Support provision of new/enhanced cycle routes, footpaths and bridleways, as this will encourage physical activity and healthier and active lifestyles (Sport England PO760) • Support for the provision of financial contributions to indoor leisure facilities, as additional needs for this infrastructure will be generated by development (Sport England PO760) • This seems a reasonable location for development of this scale.
Against

STRATEGIC GROWTH SITE 6 - NORTH OF BROOMFIELD

- Not a sustainable site and does not comply with Strategic Priorities, Spatial Principles and Strategic Policies. Ringway Jacobs traffic model doesn't include impact on junctions; there will be congestion on B1008; a general increase of traffic and rat-running; direct pedestrian access to the city centre is unrealistic; there is no safe cycle route; no evidence of infrastructure improvement to support LP; additional access from Woodhouse Lane and North Court Road are not appropriate due to narrowness; it is overly optimistic to expect a neighbourhood centre and community focus; concern that a new school in this location would divert focus and resources from the expansion of Broomfield Primary School (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, POQ524, POQ681)
- Concern that a new one-form entry primary school would not be viable in the longer term (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, POQ681)
- Traffic modelling does not include impact on junctions, meaning benefit of second access to Broomfield Hospital cannot be quantified until further study is completed (Chignal Parish Council PO1920, Little Waltham Parish Council POQ533)
- B1008 is among the most congested roads in Chelmsford and this level of additional traffic would be unacceptable (Chignal Parish Council PO1920)
- Would likely increase rat-running through Little Waltham by traffic wishing to travel on Essex Regiment Way in the morning and evening peaks (Chignal Parish Council PO1920)
- Site is three miles from City Centre, making reliance on pedestrian access to City Centre unrealistic for daily use and commuting (Chignal Parish Council PO1920)
- Another access from Woodhouse Lane and North Court Road would be inappropriate due to the narrowness of these country roads (Chignal Parish Council PO1920)
- Concerned that development will not improve the poor public transport and cycle access/connectivity into the city centre (Hammonds Estates LLP PO2131)
- Cycle use unlikely as there is no safe path from Chelmsford beyond Valley Bridge (Chignal Parish Council PO1920)
- 800 homes will cause even more emergency vehicle delays, even with a second route via a roundabout at Blasford Hill
- Lower level of growth proposed here may not deliver infrastructure requirements identified in SGS6 and therefore would not be meet Strategic Policy S12 and S13 (Hammonds Estates LLP PO2131)
- Scale of development is likely to only support provision of limited facilities, resulting in significant trips by car to reach employment and everyday services (Hammonds Estates LLP PO2131)
- The natural break between Chelmsford and Little Waltham is lost with this development
- Concern that the Hospice by Broomfield Hospital needs to be in a tranquil setting to support those who are very ill. This has not been considered by CCC
- Concern that air quality will get worse at this location
- Concern that development will lead to property devaluation.

STRATEGIC GROWTH SITE 6 - NORTH OF BROOMFIELD

Other

- Transportation links must be prioritised as Broomfield will be the main A&E centre with a change of emphasis on Basildon and Southend (Runwell Parish Council POQ684)
- Site should be identified as needing an assessment on impact to relevant strategic road network junctions (Highways England East/South East Region PO1496)
- Development may impact heritage assets and should conserve and enhance the conservation area (Historic England POQ588)
- There is no reference to the need for further archaeological evaluation before a planning application is submitted (Hammonds Estates LLP PO2131)
- SGS6 is substantially in Little Waltham, meaning the title "North of Broomfield" is misleading
- Concerned that a new small school in this location could divert focus/resources from the overdue expansion of Broomfield Primary School (Broomfield Parish Council PO1602)
- Request that equestrian access is provided as far as possible (Essex Bridleways Association PO563)
- ECC will require developer to undertake a MRA to assess if the site contains economically viable minerals that require extraction (Essex County Council PO1518)
- Specific reference should be made to providing formal open space/outdoor sports facilities on-site or financial contributions towards off-site provision (Sport England PO760)
- There is no mention of shopping facilities, which there would be excessive demand for.

Alternatives considered

- Build a new town close to existing infrastructure rather than changing traditional English villages
- Use the 'brownfield' site of Boreham Airfield and build a 'new community'.

Site Promoter

Bloor Homes Eastern POQ485

- 800 dwellings with a range of densities is proposed to respond to the parts of the site that may require visual mitigation
- Primary School, local mixed-use neighbourhood centre included
- Site can come forward early in the Plan as it is available, achievable and feasible to develop and has an existing road frontage to connect to. The land to the north of Montpelier Farm is stated by the land owners as being vacant and available for development
- Improvements would be made to the existing road network to ensure safe and suitable access can be achieved. A new link road will be provided through the site to Broomfield Hospital and the Hospice. Discussions are on-going with the Hospice and Hospital to ascertain a route, specification and mitigation
- A roundabout is currently being considered to access the site from Blasford Hill but other options will be assessed

STRATEGIC GROWTH SITE 6 - NORTH OF BROOMFIELD

- Improvements to the existing Hospital roundabout are being considered
- The character of Woodhouse Lane is to be retained whilst facilitating improved access to the Hospice, Kind Edward VII playing fields and the existing residential properties
- Table 11 on Page 88 makes reference to contributions towards the CNE Bypass, given its location within Growth Area 2 – North Chelmsford. It is not considered that the implementation of the phased delivery of the CNE Bypass is a requirement for the proposed allocation to come forward and any contributions will need to be assessed in relation to the highways impacts of the proposals and the viability of the proposed development
- The site is served by the number 42 bus route which runs from Chelmsford to Great Waltham. This offers the ability to connect to Chelmsford City Centre and its railway station. Subject to discussions with the NHS and bus operators there will be opportunities to travel to and from the site on foot or by bus to reach wider destinations
- PRoW 225 travels through the site linking Great Waltham to Broomfield Hospital. A pedestrian link can be provided along Blasford Hill Road, and connections made to allow people to walk and cycle between the site and Broomfield Hospital. Overall, new and enhanced pedestrian and cycle links are proposed as part of the development
- The strategic cycle network from Chelmsford does not reach Broomfield but there are connections from the southern end of Broomfield
- New primary school, early years and childcare nursery, and financial contributions towards secondary education proposed to meet ECC requirements
- The site is in Flood Zone 1 where there is a low probability of flooding. Any potential surface water flooding will be addressed through SuDs which will mitigate the developments effect. From initial studies, the eastern portion of the site is considered the most suitable for shallow infiltration drainage and soakaways
- Suitable levels of open space will be provided, based on the existing Village Green concept which can be found in and around Broomfield
- The facilities plan submitted demonstrates that the site is in a sustainable location within walking distance of key local facilities (Broomfield Hospital, The Hospital Nursery School, Chelmer Valley High School). Further facilities are proposed on site, subject to viability testing. These would include a local centre, primary school, play spaces and parks
- Utilities within the B1008 and Woodhouse Lane corridors consist of telecommunications, portable water, gas, public foul water sewer and electricity. Work is being done to ascertain potential loadings onto these systems. Services will be routed within the roads and footpaths with space for maintenance easements
- An ecology survey has been carried out and the findings set out in an extended phase 1 habitat survey report. This shows no significant constraints but there are some features of ecological interest which will be incorporated into the development (species rich hedgerows, mature oak trees and broad leaf trees, a network of dry ditches, areas of semi-improved neutral grassland, a large waterbody from a former quarry surrounded by unimproved neutral grassland and dense scrub, potential habitat for badgers, bats, the common lizard, birds, dormice, slow worm, grass snake and hibernating mammals)

STRATEGIC GROWTH SITE 6 - NORTH OF BROOMFIELD

- The site is not within any landscape related designations, and is not within or adjacent to a conservation area. Natural England's National Character Areas Assessment and the local Landscape Character Area Assessment are noted, with the importance of the valley sides, woodland blocks, hedgerows and irregular field patterns being recognised. From the visual impact assessment undertaken it has been concluded that views into the site are limited. The most visually sensitive area of the site is the northern part of the site, on the sloping land to the east of PRoW 225. Any built form would be seen against the backdrop of the Hospital. As a result of this a sensitive, design-led approach would be needed to ensure a successful integration with the landscape
- Landscape corridors are proposed through the site, to provide recreational and educational resources, being attractive spaces and conduits for pedestrian and cycling movement. Existing vegetation and new planting is proposed and a gap maintained between Little Waltham and Broomfield
- Environmental and heritage assets have been identified and these will guide the final layout plan
- The site lies within a mineral safeguarding area for sand and gravel. The extent of the viable deposits are localised and of limited extent on site
- Sources of potential contamination have been identified on site. These are classified as being low or very low risk.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification redrafted and updated to ensure consistency with other site policies, national guidance and to reflect preferred options comments
- Capacity of the site has been reduced from 800 to 450 homes and requirement for a new primary school deleted. This follows advice from the Local Education Authority and further work on the potential capacity of the site
- The site allocation complies with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. by locating development at well-connected locations and protecting the Green Belt. The site allocation is also supported by the evidence base and is considered viable and deliverable
- The provision of cycle and pedestrian routes are a requirement of the Policy
- All required infrastructure will be secured through legal agreements to any future planning application for the site which will include the scale and timings of necessary infrastructure. The Infrastructure Delivery Plan sets out the expected timings for all forms of required infrastructure
- The site will include provision for new and enhanced community facilities and infrastructure sufficient to satisfy the needs of future residents

- It is acknowledged that people cannot be made to walk, cycle or use public transport but if high quality alternatives to using a car are provide, as is intended here, then the shift in peoples travelling behaviour along with other improvements allows capacity on the road network for the development
- The Reasoned Justification has been amended to ensure it is clear that Woodhouse Land and North Court Road would be for local access only
- Additional wording has been added to the Reasoned Justification to set out that the design is expected to work in sympathy with the local landscape and provide buffers between the site and the rural area beyond, as well as protecting the amenities of all nearby properties
- Air and noise pollution from the development are not considered to be overriding factors which would preclude a development from this location
- Impacts on property prices are not a planning issues which can be attributed any weight
- The Policy and Reasoned Justification have been amended to clarify how heritage assets in the locality should be protected
- Initial work does not indicate the site has sufficient archaeological interest to suggest it cannot come forward for development. As part of any potential future planning application detailed surveys would need to be carried out and any remains suitably excavated or preserved as necessary
- The Policy has been amended to ensure it covers the provision of necessary formal open space/outdoor sports provision
- The Junction Modelling evidence base report is based on 800 new homes North of Broomfield and 200 new homes at Broomfield Place. It considers that the key junction close to this site (Main Road/Hospital Approach) would not be over capacity with the Local Plan developments in place by 2036 and will operate slightly better in peak hours in 2036 than it currently does, as a result of the link road
- Main access is directly onto the existing strategic road network to reduce the use of surrounding lanes and villages
- The Council has carefully considered sites which were submitted through the SLAA to inform the Pre-Submission Local Plan. Those considered as potential 'reasonable alternatives' to deliver the Spatial Strategy have been subject to assessment in the Sustainability Appraisals. These sites are considered to comply less well with the Spatial Principles and Spatial Strategy than the allocated sites. Other sites are not considered to be 'reasonable alternatives' as they are not considered to be able to deliver the Spatial Strategy, for example lie within the Green Belt, outside a Growth Area or are not located within a higher order settlement

STRATEGIC GROWTH SITE 7 - EAST OF BOREHAM
Support

STRATEGIC GROWTH SITE 7 - EAST OF BOREHAM
• Boreham is one of the most sustainable and deliverable locations for growth (Cogent Land PO1651) • Suitable area for development, as it is situated near the A12, offering good transport options • Level of growth proposed is appropriate for the area (Hammonds Estates LLP PO2132).
Against
• Would ruin the wildlife and beauty of living in the village • Would lead to more traffic on already overcrowded roads • Access onto Plantation Road is not suitable for the scale of development • There is already not enough primary school capacity for existing children in the area • Would put additional strain on doctors surgery and lead to inadequate health care • Boreham would cease to be a village and instead become part of the urban sprawl which the Green Belt was supposed to prevent • Protection of houses in Plantation Road should be extended to houses in Church Road • This allocation is larger than that approved in the Gladman Planning Application Appeal (Boreham Conservation Society POQ470) • The access to the north of the site should not be included in the site allocation as there is a public footpath at this point, it was not part of the application approval at appeal (Boreham Conservation Society POQ470) • Southern part of site should not be developed, used as site access or built upon (Boreham Conservation Society POQ470).
Other
• Site should be identified as needing an assessment on impact to relevant strategic road network junctions (Highways England East/South East Region PO1496) • Development may impact the conservation areas and listed buildings in the vicinity, any development should conserve and where possible enhance the conservation areas and preserve the listed buildings and their settings (Historic England POQ588) • A roundabout to manage traffic on Main Road at the junction of Waltham Road by the Cock PH, or a junction opposite Old Hall Farm has to be built to make this acceptable • Relief roads should be constructed before causing extra traffic through this development • Consultation on this allocation is unnecessary as planning permission has already been granted, within which all SGS7 criteria has already been met – should be designated as existing commitment (Boreham Conservation Society POQ470, Gladman Developments Ltd PO1461) • Further expansion to this development must be prevented to avoid Boreham becoming even more unsustainable (Boreham Conservation Society POQ470) • Planning approval for residential development should be sufficient to secure site's status as an extension to Boreham's Defined Settlement Boundary (Gladman Developments Ltd PO1461).

STRATEGIC GROWTH SITE 7 - EAST OF BOREHAM

Alternatives considered

No main issues.

Site Promoter

Gladman Developments Ltd POQ542, PO1461.

- 145 dwellings is proposed
- It will be a high quality development with a mix of house sizes, types and tenures to meet local needs including 35% affordable dwellings
- There will be a significant proportion of new public open space, including informal recreation space and a new children's play area
- The site is available now, achievable and capable of delivering 145 dwellings
- A new bus shelter with Real Time Information to be provided on Main Road along with enhancements of existing bus stops either side of Plantation Road
- There will be two pedestrian access points to Plantation Road offering direct, safe and convenient pedestrian access to services in the village
- There will be connections into the existing PRoW network and an upgrade of the PRoW connection in the north western corner of the site with Plantation Road
- All of the criteria in the policy wording has been met by the approved permission (14/01552/OUT) and hence the Strategic Growth Site 7 should be deleted from the emerging Plan and counted as Existing Commitments within Strategic Policy S8
- A contribution towards secondary school provision has been agreed with ECC and has been included in the S106 agreement, any additional investment deemed necessary will be funded via CIL.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification redrafted and updated to ensure consistency with other site policies, national guidance and to reflect preferred options comments
- The Site complies with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. by locating development at well-connected locations and protecting the Green Belt. Site is supported by the evidence base and is considered viable and deliverable
- The site has planning permission and has been re-designated as an Existing Commitment (EC4)
- The landscape value of the site has been judged to be low by the Council's Landscape Sensitivity and Capacity Assessment consultant. As part of the assessment of the outline planning application for this site an ecological appraisal was submitted. This was assessed by the Council's independent Ecologist and no issues were raised

- The Local Highway Authority was consulted on the outline planning application. Their response was that the application demonstrates that development would not have a detrimental impact on the local highway network and that junctions impacted by the development has sufficient capacity to cope with the additional traffic generated by the proposal. They did not object to the access arrangements subject to suitable visibility displays and a dropped kerb being provided
- Traffic and junction modelling has been undertaken as part of the Evidence Base for the Local Plan to inform and support the allocations in the plan including this site
- There is insufficient capacity at Boreham Primary School to serve the development and it is not suitable for expansion. Therefore, developer contributions will be sought towards the transport of primary school children to schools outside the village
- Financial contributions will be sought towards community facilities such as health provision as required by the NHS/CCG
- The countryside surrounding Boreham is not within the Green Belt
- The site allocation has been amended in response to comments from Boreham Conservation Society by removing the access shown to the north of the site, in accordance with the planning application
- The main site access was agreed at Outline planning application stage by Essex Highways to be from Plantation Road to the south west of the site. The exact siting of the development will be confirmed at the Reserved Matters stage of the application but the impact of the development on the surrounding landscape will be mitigated by landscaping
- A bullet point has been added to reflect Historic England's comment i.e. Development should be of a high quality design and should conserve and where possible enhance the two conservation areas in the vicinity of the site and preserve the listed buildings and their settings
- The development is now presented as an existing commitment in the Local Plan as it has outline planning permission and is appropriately included within the LP for consultation.

Existing Commitments

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Traveller Site TS1 - Drakes Lane Gypsy and Traveller Site	122	50	72	2,681

	Number of responses	Yes	No	No response
Existing Commitment EC3 - Land to the South and West of Broomfield Place and Primary School	103	59	44	2,680
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Travellers Site TS1 - Drakes Lane Gypsy and Traveller Site	48	0	46	2	2,753
Existing Commitment EC3 - Land to the South and West of Broomfield Place and Broomfield Primary School	2	0	1	1	2,799
Further comments made to Q9	174	14	45	115	2,627

TRAVELLERS SITE TS1 - DRAKES LANE GYPSY AND TRAVELLERS SITE
Support
No main issues.
Against
• Over concentration of Gypsies in one location as too close to Cranham Hall site • The original site identified in the NCAAP, within the Channels site, should be the preferred location (North Chelmsford Villages Community Group POQ521) • Concern that site has not been prepared positively, may not be deliverable and is not consistent with NPPF (North Chelmsford Villages Community Group POQ521) • No pavements or street lighting along the road • Rivalry with occupants of the Cranham Hall site • Lack of public services in the area • Concern on the impact on the local Village school • Poor public transport connections

TRAVELLERS SITE TS1 - DRAKES LANE GYPSY AND TRAVELLERS SITE
• No utilities to the site • There is no need for this site, it exceeds the numbers of pitches required as per GTAA 2017 • The site is not an 'existing commitment' as it does not have planning permission (North Chelmsford Villages Community Group POQ521) • It is not acceptable to say there are no reasonable alternatives to this site just because no other suitable or deliverable sites came through the 'call for sites' (North Chelmsford Villages Community Group POQ521) • Visual intrusion and impact on the adjacent Protected Lane • It will decrease property value in the area • Impact on the businesses in the neighbouring Employment Area • The Cranham Hall site is not fully occupied so another is not needed • Concern for safety, security and noise pollution in the area.
Other
• The land around it should be safeguarded from future expansion of the site • There is no evidence of any progress on this site to suggest it could come forward 2016 to 2021 (North Chelmsford Villages Community Group POQ521) • Gypsy and Traveller provision should have been allocated on strategic sites (North Chelmsford Villages Community Group POQ521) • Unclear if site TS1 is for Travelling Showpeople or Gypsies. • There has been a lack of consultation with the nearby Cranham Hall site.
Alternatives considered
• No alternatives put forward as part of this consultation.
Site Promoter
No comments provided.

Council Response/Action

- Policy and Reasoned Justification has been updated
- The site complies with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by providing homes for all. The site allocation is also supported by the evidence base and is considered viable and deliverable
- Alternative sites submitted through the Call for Sites have been fully considered through the SLAA and were either within the Green Belt and therefore 'discounted' in the SLAA, had previous appeals which considered them to be unsuitable for such development, or had unresolved land ownership issues

- The site is progressing with a Registered Provider on board to build and manage the site, as part of this it is intended that there will be consultation with the local Gypsy and Traveller community
- The land would be fully serviced as part of the proposed development of the site.
- Impacts on property prices are not a planning issue which can be attributed any weight
- The site is for Gypsy and Travellers who meet the PPTS definition and not Travelling Showpeople, whose needs are met through other allocations
- There are sufficient services and community facilities nearby to meet the needs of the site.

EXISTING COMMITMENT EC3 - LAND TO THE SOUTH AND WEST OF BROOMFIELD PLACE AND BROOMFIELD PRIMARY SCHOOL
Support
No main issues.
Against
• Opposed to large scale development on the north/east side of Chelmsford without the building of the CNE Bypass • Broomfield is and should be recognised as being at full capacity.
Other
• The School Lane/Main Road Junction should be improved before the houses are built • The new primary school must be guaranteed, as the current school is already unable to admit all children in Broomfield village (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association POQ541, POQ524, PO1929) • Site is within the boundary of a critical drainage area, meaning allowance would be needed to accommodate the impact of this on the new developments (Essex County Council PO1840) • Flood risk management infrastructure in the area is currently struggling to cope at the moment, and will therefore need upgrading (Essex County Council PO1840) • Development may impact heritage assets. LP should make reference to Parsonage Farmhouse, outbuildings and barns (Historic England POQ588) • Consider additional bus routes throughout Broomfield.
Alternatives considered
No main issues.

EXISTING COMMITMENT EC3 - LAND TO THE SOUTH AND WEST OF BROOMFIELD PLACE AND BROOMFIELD PRIMARY SCHOOL
Site Promoter
Persimmon Homes POQ462 • Support the allocation and agree with the work on this site.

Council Response/Action

- Existing Commitment 3 in the PO LP is not carried forward in the PS LP as it is no longer considered deliverable.

Growth Area 3 - South and East Chelmsford

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Strategic Growth Site 8 - North of South Woodham Ferrers	264	80	184	2,539
Growth Site 9 - South of Bicknacre	118	74	44	2,685
Growth Site 10 - Danbury	121	71	50	2,682
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Growth Area 3 - South and East Chelmsford	10	2	5	3	2,791
Strategic Growth Site 8 - North of South Woodham Ferrers	624	9	550	65	2,177

	Number of responses	Support	Object	Other	No response
Growth Site 9 - South of Bicknacre	7	1	2	4	2,794
Growth Site 10 - Danbury	18	0	9	9	2,783
Further comments made to Q9	174	14	45	115	2,627

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

Support

- Support the requirement for specialist residential accommodation and that development will help preserve the gap between SWF and Woodham Ferrers (South Woodham Ferrers Town Council PO2051)
- Support for the proposal (Little Baddow Parish Council PO590)
- Would support housing that is sympathetically sized and not crammed in, with decent road widths and space for parking on driveways/garages, rather than on kerbs
- Would welcome the second supermarket and petrol station, as the town has fewer decent shops now
- No objections if a large proportion of affordable/starter homes is included, rather than only large family houses.
- Additional homes and jobs are needed for local people and to increase footfall to the existing town centre; seems a reasonable location for a development of this scale
- Comments from an under-25 resident that many people in the town favour new development, with an online group of 250 members. The younger generation support the town, and the expansion will still be adjacent to countryside
- Support the proposal for provision of Travelling Showpeople's plots
- Support additional houses but strong concerns about lack of infrastructure plans
- Support financial contributions for indoor recreation but this must be made more specific (South Woodham Ferrers Town Council PO2003)
- Support reference to protecting heritage assets (Historic England POQ588)
- The allocation of 1000 homes here can be delivered in line with the Water Cycles Study (Environment Agency POQ714)
- Support development as it will safeguard businesses in the town.

Against

- Infrastructure is not adequate and services have all been reduced – e.g. police, fire, health care, education
- Concern for provision of water, electricity, gas, water run-off, telephone landlines, mobile phone connection, broadband, A&E facilities, rubbish disposal facilities and sewerage treatment

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

- South Woodham Ferrers has been the poor relation to Chelmsford for too long, as far as infrastructure goes
- Infrastructure should be provided in advance of people moving into the area - SWF infrastructure also has to serve surrounding villages
- Not sustainable due to lack of investment in traffic, rail, medical and school provision
- Roads are already at full capacity and no provision is made to improve these in the plan
- Concern about provision of safe pedestrian crossings between new development and the existing town centre
- Concern about the increase in traffic, and how the road network can be improved to mitigate that increase, especially when taking into account the new supermarket development, and expansion in the Maldon district
- Consider improvements to the Shaw Farm roundabout and junctions involving the B1012 (Maldon District Council PO1428)
- A132 would need to be a dual carriageway to alleviate anticipated traffic problems
- There are already problems with parking capacity in the town and in residential areas
- There is major congestion around the schools which needs addressing
- There is no mention of Willow Grove or Creephedge Lane, both of which are currently being used as rat-runs (East Hanningfield Parish Council PO907, PO908)
- There is a lot of rat-running, particularly in Creephedge Lane which is too narrow for the amount of traffic, Clements Green Lane, also through Woodham Ferrers, Bicknacre and Danbury
- Concerns about traffic congestion on emergency access, particularly for non-blue light services such as first responders, which is delaying treatment and putting lives at risk
- Concern about the increase in heavy goods vehicles using narrow roads and tight roundabouts
- Concern road maintenance will not improve, already the road leading away from Rettendon Turnpike is breaking away resulting in dips in the surface
- Road speeds should be reduced, traffic calming and speed bumps may be needed
- The existing roads are already in a poor state of repair; pavements at SWF are very narrow and often only on one side of the road
- Encouraging cycling/walking will not have an impact on reducing traffic in the area
- Concern that the peacefulness of the Garden of Remembrance will be spoilt due to noise pollution
- Concern about meeting environmental targets of reducing exhaust/carbon dioxide emissions, increased air pollution, noise pollution from traffic
- The traffic survey was undertaken too late in the morning, after the start of peak hours
- The train services are already over-stretched, rail company is reported as having stated no improvements will be made, people have been trying to get rail improvements for many years, without success – increased frequency of services, potential for passing loop or extended platforms should be investigated

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

- Concern for stability of listed housing on Main Road, as some houses shake when a HGV drive past
- Many people from new houses at the furthest points from the station will drive rather than walk or cycle
- Wickford railway station is used by many SWF commuters, and also from the Dengie Hundred, but the car park is at capacity
- There is space at SWF station car park but people won't pay the charges, should be reduced or free of charge; there is already a lot of commuter parking on the streets near to the station
- Need an excellent bus service - there are very few bus links to anywhere other than Chelmsford, and they do not run very late; buses also get stuck in the traffic queues; and they do not link up with train times
- Doubts as to how effective a car club or car sharing would be
- Crossrail will encourage more people to drive to Shenfield/Chelmsford
- Concern town will split in half, and cause resentment between new and existing residents
- Development will increase already-severe flood risk and actions to mitigate this are unclear
- Rural landscape, wildlife and fauna in the area will be impacted and ruined
- Concern that there may be Hogweed at Woodville School that needs uprooting
- Travelling Showpeople's site will put heavy strain on local services
- Concern about how the Travelling Showpeople's site will be managed, who will use the plots, and how it will look
- Do not feel development here is the most sustainable growth planned for Chelmsford (Persimmon Homes POQ462)
- Concern at the change of character new development would bring, by expanding the town, will become an urban sprawl rather than a small riverside town, will lose its identity, wish to retain country feel
- Need to ensure that the new development does not merge with Bicknacre and Stow Maries
- Concern that allowing development here will only be the start of even larger expansion
- There is already vacant business floor space, question the need for more
- Would prefer 'Essex Design Guide' style housing than more modern styling; also bungalows and care homes for older people
- Need to ensure good parking provision for houses to avoid on-street parking
- General concern about overcrowding of the town
- There was a promise in the 1970s that SWF would never be extended north of the Burnham Road, many people moved to SWF on that basis
- How will William de Ferrers School cope with the increased demand for school places
- There are already an inadequate number of primary school places; existing primary school is some distance from proposed development; the nearest one is full
- The definition of affordable is still too expensive for a first time buyer
- Concern that provision of affordable housing will drop below 30-35%

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

- Additional housing and roads will create more surface water and water run-off, current problems have not been dealt with and could be exacerbated by more development
- Drainage needs to be improved, and driveways should not be a solid surface
- Flooding occurs regularly near the Whalebone, Old Wickford Road, Fennfields, Willow Grove, and at Brent Avenue, there has been no action to solve this; concern about bad weather coinciding with a high tide
- Council has not made the SFRA Level 2 report available
- Concern about cost of removing pylons as this was previously deemed unfeasible by CCC
- Question whether it's safe to build near to pylons and gas mains, is there a health risk?
- The ground is known to be unstable with a danger of landslides, and an old underground corridor
- Development should include renewable, low carbon and decentralised energy schemes, including recovery of energy from waste generated here
- Concern about the impact of a bio-mass waste facility potentially used by Sainsbury's
- There is no consideration for the impact of growth on neighbouring communities such as Maldon and Braintree (South Woodham Ferrers Town Council PO2013)
- Maldon will be most impacted as it shares services and facilities with SWF, such as education, health care, community facilities, recreation and leisure
- Disagree with building on greenfield sites in this area
- This is an area of natural beauty with a variety of wildlife and fauna, habitats for bats, badgers and bluebells will be destroyed; concern about loss of countryside and wildlife habitat north of the B1012 and around Radar Hill; and the view from Radar Hill
- Concern about the effect on the existing Local Wildlife Site, and the proximity of buildings/roads to it
- Development should be directed to areas of lesser quality environmental habitat that do not need mitigation strategies for negative effects
- Clarification sought on whether this is Green Belt
- Concern that development may include the escarpment south of Bushy Hill and the effect on the character of the landscape (Maldon District Council PO1428)
- One GP surgery has recently closed, it is very difficult to get an appointment, doctors/dentists are already at capacity
- Would like to see information on green spaces and provision of leisure facilities within the new development
- There are no facilities for children/teenagers at the moment, without additional children
- Concern that the swimming pool will not be able to cater for increased usage
- Existing park facilities are run down, would like to see them improved
- Public Rights of Way should include links to nearby bridleways, on a permissive basis
- Community Infrastructure Levy is unclear, many different figures for potential receipts have been suggested. All the benefits should be invested in SWF.

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

Other

- Site should be identified as needing an assessment on impact to relevant strategic road network junctions (Highways England East/South East Region PO1496)
- Potential impact on highways network – particular concerns are maintaining efficient smooth traffic flow on the A130/Rettendon Turnpike, and north to south connectivity from South Essex (Rochford District Council POQ531)
- It is vital that infrastructure takes into account strategic movement of both the SWF district and Maldon district (Maldon District Council PO1428)
- Concern whether traffic proposals will be effective, would like a new perimeter road to the north of development to be considered (South Woodham Ferrers Neighbourhood Plan PO1482)
- Suggest that four crossings would be needed on Burnham Road, but bridges are likely to be less popular and a potential safety risk unless well designed (South Woodham Ferrers Neighbourhood Plan PO1482, South Woodham Ferrers Town Council PO2054)
- Access to new development across Burnham Road, and access to the development from the B1418, will add to congestion (North Fambridge Parish Council PO1328)
- Concern about the traffic impact of development, when also taking development in Maldon, Burnham, and the Dengie Hundred into account (North Fambridge Parish Council PO1328)
- Improvement is needed on the junctions coming out of Hullbridge Road
- A dual carriageway at Rettendon would help to mitigate the impacts of development
- Greater emphasis should be placed on improving the train service to Wickford, and parking at Wickford station – but this will need major financial commitment (Runwell Parish Council PO1771)
- We understand that no more trains can be accommodated at Liverpool Street (North Fambridge Parish Council PO1328)
- Bus services are unreliable leading people to seek other modes of transport, with falling numbers of users, leaving no incentive for the service to be improved (South Woodham Ferrers Neighbourhood Plan PO1482)
- Consider a bus route to Wickford for commuters
- Self-driving vehicles may become mainstream very soon and should be considered (South Woodham Ferrers Neighbourhood Plan PO1482)
- Parking is a problem, especially commercial vans in residential areas (South Woodham Ferrers Neighbourhood Plan PO1482)
- A car club will not reduce the number of parking spaces needed, and it's very difficult to access Chelmsford without a car (North Fambridge Parish Council PO1328)
- Development should consider context, environmentally sensitive areas, and open countryside (Maldon District Council PO1428)
- The reduction in the earlier proposed number of units is welcome. Would like to see further detail on sustainable transport proposals. The train service is limited and improvements are

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

challenging to deliver. The pylons and gas pressure main are a constraint (Hammonds Estate LLP PO2133)

- Other large sites state that contributions for secondary education will be sought, but why not the same at SWF (South Woodham Ferrers Neighbourhood Plan PO1482)
- Any downgrading of strategic healthcare facilities (including hospitals) is of concern, and concern about the ability of GP practices to cope, even if relocated together in a new facility (South Woodham Ferrers Neighbourhood Plan PO1482)
- Concern about capacity of GP services (North Fambridge Parish Council PO1328)
- A number of things do not appear to have been considered, including emergency services, youth facilities, cemetery and burial sites (South Woodham Ferrers Neighbourhood Plan PO1482)
- How will the need for additional capacity at the sewage works be addressed (South Woodham Ferrers Neighbourhood Plan PO1482)
- The allocation can be delivered in line with the Water Cycle Study (for supply of water) (Environment Agency POQ714)
- Proposals for SUDs and for addressing climate change are too limited (South Woodham Ferrers Town Council PO1481)
- It is strongly recommended that any development actions on this site do not exacerbate the existing risk of surface water flooding; flood management infrastructure should be installed to accommodate any additional development (Essex County Council PO1829)
- Flood map used is incorrect as does not account for sea walls and bunds
- Bushy Hill should be protected by landscape buffer zones and wildlife corridor (South Woodham Ferrers Neighbourhood Plan PO1482)
- Would expect a soft edge with extensive landscaping to ensure that a clear limit of development is established (Maldon District Council PO1428)
- Provision of nature reserve adds nothing to what the town already enjoys (South Woodham Ferrers Town Council PO1961)
- Consider public footpaths to the river and a bridge connecting the north and south banks of the river Couch
- The old railway trackbed should be retained as a wildlife corridor towards Stow Maries and Maldon Wick Local Wildlife Sites (South Woodham Ferrers Neighbourhood Plan PO1482)
- SWF has a lack of recreational facilities, would like to know what is proposed (South Woodham Ferrers Neighbourhood Plan PO1482)
- Concern there is no leisure, cinema, bowling or restaurants grouped together in the area
- Question the need for additional places of worship, as proposed in the policy (South Woodham Ferrers Neighbourhood Plan PO1482)
- Specific reference should be made to providing contributions towards open space/outdoor sports facilities; and encouraging healthy and active lifestyles, and consider including guidance from the Active Design Guidance (Sport England PO761)

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

- Suggest that the site extent should be decided by the Neighbourhood Plan (South Woodham Ferrers Neighbourhood Plan PO1482)
- Concerned that existing infrastructure will not be enhanced or improved sufficiently to support and accommodate the additional growth (South Woodham Ferrers Neighbourhood Plan PO1482)
- No evidence that infrastructure developments have been fully considered (South Woodham Ferrers Town Council PO1481)
- Evidence base is too Chelmsford focused and lacking in support of this site (South Woodham Ferrers Town Council PO1481)
- Welcome discussions with CCC to consider the impact of proposals and agree a strategy and investment plan to improve infrastructure for the benefit of all residents (Maldon District Council PO1428)
- Unclear if new retail provision will be required if Sainsbury's is built; it would be isolated from the rest of the town (South Woodham Ferrers Town Council PO1481)
- Two supermarkets in SWF may degrade services and detract investment from the current Town Centre (South Woodham Ferrers Town Council PO1481)
- Request clarification that the level of office and retail growth in SWF would not inhibit the ability to locate such facilities in sustainable locations for residents of Maldon in the future (Maldon District Council PO1428)
- No evidence that development will deliver the three strands of sustainable development in the NPPF (South Woodham Ferrers Town Council PO1481)
- Concern that proposals will not integrate with existing town (South Woodham Ferrers Town Council PO1481)
- Many of the policy requirements are not justified and/or lack detail e.g. need for new primary school, community facilities, new cycle and footpath routes and crossings and capacity improvements along the A132 (South Woodham Ferrers Town Council PO1481)
- If justification for 1000 homes is made, the Travelling Showpersons site is acceptable, but it should not be able to expand, and be policed effectively when show people are on the road (South Woodham Ferrers Town Council PO1481)
- Some misconception over the differences between travelling showpeople site and Gypsy and Traveller site
- National Grid have guidelines for high quality and well planned development beneath high voltage powerlines – suggesting use for nature conservation, open space, landscaping, and parking. Statutory safety clearances should not be infringed. Similar guidance is available for gas pipelines (National Grid PO1500).

Alternatives considered

- CCC should reconsider its decision to exclude a new settlement at Hammonds Farm (Hammonds Estate LLP PO2133)

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

- Hatfield Peverel, Boreham, Ingatestone, Battlesbridge – a centre with development in a 1.5 mile radius
- Move the B1012 to the north of the development, so the town is still bounded by the road, then downgrade Burnham Road
- Suggest a bypass through the Hanningfields to Bicknacre
- Use traffic lights at peak times at Shaw Farm roundabout
- Tabrums Farm would be more appropriate and would have less impact; it is already essentially a brownfield site; it would reduce the effects of traffic in the town from the proposed site by being west of Shaw Farm roundabout
- Land to the north-east of the proposed allocation – this land could address provision of self build/custom build homes, and help to meet the public open space requirements and provide a defensible boundary to the north (Andrew Martin Planning POQ450)
- Sites with better access to the A127, A130, A12
- Smaller developments across rural areas
- Marsh Farm has space to accommodate Travelling Showpeople; or adjacent to the A130 or A12
- Brownfield sites in SWF – there are areas of low density industrial buildings which could be used for high density mixed-use development; also preferable for Travelling Showpeople sites; and the town centre itself could accommodate more residential
- If another school is needed, then re-open Chetwood School
- A detailed proposal for a road charging and reinvestment scheme to minimise and mitigate against air pollution
- CCC should maximise number of small affordable family homes to maximise use of space.

Site Promoter

Countryside Properties (UK) Ltd PO1011, PO1012, PO1013.

- Consider that a strategic allocation is well-founded and essential to meet the Spatial Principles. Relatively few constraints to the north of SWF, which is well related to the existing urban area, to services, transport connections and the strategic road network
- Detailed masterplanning may alter the housing number, flexibility is needed
- Support specialist residential accommodation
- Seek clarification on the self-build needs
- Envisage a range of uses at the neighbourhood centre including food and drink, community and health uses, small scale retail
- Support the provision of necessary highway improvements
- The northern boundary line is somewhat arbitrary, and could be refined to the line to follow existing landscape constraints and ground features.

Essex County Council PO1550.

- Supports the allocation as it is well located in relation to recent permission for retail and health provision north of Burnham Road

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

- Reference to provision of primary school, and early years/childcare, is supported
- Support additional provision of public transport, cycling and safe pedestrian routes, specialist residential accommodation, and progress through the Local Plan rather than the Neighbourhood Plan due to the quantum and extent of the site. Although main access will be from B1418 other access points need to be considered and modelled as part of any developer transport assessment
- Mitigation measures identified through traffic modelling should be delivered as early as possible.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification have been updated and amended to ensure consistency with other site policies, national guidance and to reflect preferred option comments
- The site complies well with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. By focusing development at well-connected locations and in accordance with the Settlement Hierarchy. It is also supported by the LP evidence base, and is considered viable and available. There are no overriding physical constraints to bring forward the allocation in this location
- The Policy requires a range of types and sizes of homes, and proposals are required to comply with Policy HO1 and Policy HO2
- Affordable housing is required to be provided, to comply with Policy HO2
- Education, health and other infrastructure needs are based on evidence and consultation with providers. All required infrastructure will be secured through legal agreements to any future planning application for the site. A schedule of necessary infrastructure and timing will be outlined in the Infrastructure Delivery Plan, part of the Evidence Base
- The site will be required to provide new and enhanced community facilities and infrastructure, including roads, potential primary school and early years/nursery care facilities, sufficient to satisfy the needs of future residents
- The Junction Modelling evidence base report indicates key junctions close to the site may be operating overcapacity with the new development in place by 2036 (e.g. A132/A130, Hawk Hill and Rettendon Turnpike roundabouts). However, it goes on to report that the focus should be on encouraging use of Park and Ride and rail use, improving public transport and cycling links in the vicinity so overall the site will be acceptable in terms of traffic impacts, with some improvements to the local road network and public transport improvements
- The developer will work with the Local Highway Authority to ensure improvements to the local road network are delivered, where needed, along with safe crossings to the existing town, and a range of measures to encourage non-car modes of travel such as improved bus provision and cycleways

- It is acknowledged that people cannot be made to walk, cycle or use public transport but if high quality alternatives to using a car are provided, as proposed, then the shift in people's travelling behaviour can improve capacity on the road network
- On this basis there is no justification for providing a new road to the north of development. It is also considered that provision of such a road would not be viable for a scheme of this size
- The harm of providing a new road to the north of development on the wildlife site, biodiversity and landscape, would be unlikely to outweigh the benefits to traffic flows on other roads
- The City Council has commissioned further work to assess air quality across the administrative area. Air and noise pollution from the development are not considered to be overriding factors which would preclude a development from this location
- The need for development to encourage healthy and active lifestyles has been added to the Reasoned Justification
- Flood risk management and SuDS will be decided on a site by site basis; they are a requirement Policy NE3 but the detail for individual sites may change depending on uses, phasing and delivery timescales. Mitigation for the lifetime of a development may include water storage, safety, management of surface water run-off, location of vulnerable uses, and assessment of safe depths and hazard ratings. All allocated sites have been subject to a sequential and exception test. Site-specific flood risk assessments will be required from developers as part of detailed planning proposals
- The proposals have been subject to a Sustainability Appraisal (SA). An objective of the SA is to conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. The Policy requires layout to be landscape-led, integrated into the surrounding rural context, and to protect local habitats
- The Policy and Reasoned Justification have been amended to reflect concerns that the development will impact on the European habitat sites which are particularly sensitive to increased visitor pressure. Work is also being undertaken on a mitigation strategy to protect European habitat sites
- The City Council has a duty to assess the accommodation needs for Gypsy and Travellers and Travelling Showpeople and to allocate sites to meet this need within the Local Plan. This is evidenced in the Gypsy and Traveller Accommodation Assessment, part of the evidence base. Any potential future expansion of the Travelling Showpeople Site would need to be considered on its own merits in accordance with Policy HO3
- The community is preparing a Neighbourhood Plan for South Woodham Ferrers, which will be able to help shape the layout, design and type of development if proposals can be supported by evidence
- The Neighbourhood Plan can also propose improvements for the wider town, secured by CIL receipts
- It is not considered appropriate for the Neighbourhood Plan to decide the site extent, due to the strategic nature of the allocation and the timing of the Local Plan in relation to the Neighbourhood Plan
- The Council is liaising with National Grid on the future of the powerlines

- The site is a 'greenfield' site but is not within the Green Belt
- The NPPF requires Councils to work together under the Duty to Co-operate and the sharing of services and facilities is acceptable if it is the most sustainable and appropriate method of providing such services and facilities. CCC is working closely with adjoining councils including Maldon and Basildon, to assess and provide mitigation for the impacts of growth across council boundaries
- Any underground tunnels or bunkers are unlikely be a constraint to development and would be dealt with, if discovered, in subsequent site surveys and at planning application stage
- The requirement for provision of open space, sports and leisure facilities, or contributions towards provision, is included in the Policy. Local needs and resulting proposals can be investigated through the Neighbourhood Plan
- The Reasoned Justification provides clarity on retail provision
- The northern boundary for the allocation has been amended to better reflect landscape and ground features
- The Council has carefully considered sites which were submitted through the SLAA to inform the Pre-Submission Local Plan. Those considered as potential 'reasonable alternatives' to deliver the Spatial Strategy have been subject to assessment in the Sustainability Appraisals. These sites are considered to comply less well with the Spatial Principles and Spatial Strategy than the allocated sites. Other sites are not considered to be 'reasonable alternatives' as they are not considered to be able to deliver the Spatial Strategy, for example lie within the Green Belt, outside a Growth Area or are not located within a higher order settlement
- The Council is liaising with rail companies on the potential for future improvements to rail services and facilities.

STRATEGIC GROWTH SITE 9 - SOUTH OF BICKNACRE
Support
• The level of growth proposed is considered appropriate for the area (Hammonds Estates LLP PO2135).
Against
• The scale of growth proposed is inadequate and inappropriate to the scale of Bicknacre (Genesis Housing Association POQ537) • Among the least sustainable plans for growth in the area (Persimmon Homes POQ462) • Inappropriate to allocate beyond defined settlement boundary, as there have been no changes to the area's ecology or landscape value

STRATEGIC GROWTH SITE 9 - SOUTH OF BICKNACRE
• Land is subject to flooding and SuDS may not be enough to alleviate this • Bicknacre should be described a Service Settlement, and therefore may not accord with the settlement hierarchy.
Other
• Affordable housing is a priority for Bicknacre. In particular, there is a need for two to three bedroom houses to enable third generation families to remain in the village (Woodham Ferrers & Bicknacre Parish Council PO1845) • Consider low level apartments/flats to supply more accommodation per square foot and work as affordable housing (Woodham Ferrers & Bicknacre Parish Council PO1845) • Essex Wildlife Trust should be included in this masterplan process, as the site manager of the adjacent Thrift Wood SSSI (Natural England PO2164) • Development may impact heritage assets (Historic England POQ588) • Thrift Wood needs to be fully protected from any impacts of development • Need to consider the impact this development will have on local primary school capacity • Suitable walkways/pavements to the village centre will be a crucial part of the development.
Alternatives considered
• The vision provided by GL Hearn on behalf of Genesis Housing Association is a more appropriate scale and form of sustainable development for Bicknacre (Genesis Housing Association POQ537) • Defined settlement boundary should be extended further southwards to acknowledge the development that has recently taken place here and facilitate additional infill housing.
Site Promoter
No comments provided.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification have been updated and amended to ensure consistency with other site policies, national guidance and to reflect preferred option comments
- The site complies well with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. By focusing development at well-connected locations and in accordance with the Settlement Hierarchy. It is also supported by the LP evidence base, and is considered viable and available. There are no overriding physical constraints to bring forward the allocation in this location

- Amendment to Reasoned Justification to include SSSI and Essex Wildlife Trust as consultee in regards to the SSSI following response from Natural England (PO2164)
- Provision of pedestrian connections are new requirements of the policy
- Site is supported by the evidence base related to flood risk and capacity exists within the local primary school to support the development
- The site is included within the Defined Settlement Boundary of Bicknacre
- The policy includes a requirement to contribute, as appropriate, towards measures to mitigate recreation disturbance on European designated sites being developed through the RAMS (Natural England PO1488)
- The village is appropriately classified a Key Service Settlement given the range of services and facilities on offer including a GP Surgery, primary school, bus services and shops
- Policies HO1 and HO2 will ensure an appropriate mix and type of residential development.

GROWTH SITE 10 - DANBURY
Support
• 100 homes is an appropriate level of housing in this location (Hammonds Estates LLP PO2136) • A relatively modest extension to the size of the village (Hill PO2197) • There is a clear and pressing need for the provision of additional homes (Hill PO1513) • There is potential to increase allocation to 500 units, in recognition of existing/planned infrastructure, shops and services available (Medical Services Danbury Ltd PO996) • Support given as area has good access to A12 and ideal for directing traffic into the city.
Against
• 7.194 statement that there is some limited capacity in primary schools is statistically misleading • 7.199 statement that development would need to consider health care and specialist residential housing development underplays the reality of these constraints • Medical Centres, schools, roads and shops are already far too busy and over-capacity • Concerned about traffic flow projections; do not feel these are accurate and it should be clear when they were completed (Danbury Parish Council PO1646) • Existing infrastructure constraints are understated in the policy • 7.194 to 7.196 are not a 'Reasoned Justification' to support an allocation of 100 new homes in Danbury • Concern for wildlife if development is allocated north-east of Runsell Green • The homes should not be solely accommodated within or adjoining Danbury • Development here is not the most sustainable growth planned for the borough (Persimmon Homes POQ462)

GROWTH SITE 10 - DANBURY
• Concern that the combined development between Chelmsford and Maldon will have a negative impact on Danbury as there are no relief schemes in place for the A414 • Concern for highway capacity on A414, suggest this allocation is reconsidered (Maldon District Council PO1428) • Development adjacent to defined settlement boundaries will adversely affect village character.
Other
• Development locations in Danbury are within 3.5 km from protected sites which are at threat from high recreational pressure. The City Council is advised to prepare a strategic mitigation solution (Natural England PO1488) • LP should make reference to heritage assets in and around the settlement (Historic England POQ588) • Wording limits use of brownfield sites and opportunities for betterment of existing sites • Any allocations should be determined through the Danbury Neighbourhood Plan (Danbury Parish Council PO1646) • Need clarification as to whether developments approved/constructed prior to Local Plan adoption constitute part of housing allocation number (Danbury Parish Council PO1646) • Need a mechanism to review the situation in case the Danbury Neighbourhood Plan is delayed, to ensure the housing needs set out in the Local Plan are still deliverable and achievable (Hill PO2197) • Interaction between Chelmsford and Maldon's emerging development plans could lead to cumulative traffic and pollution effects (Danbury Parish Council PO1646) • Improvements should be made to the road network to provide commuters from Maldon a way of bypassing Danbury • Deferring the allocation of 100 homes creates uncertainty in a location with highway capacity issues on the A414 and in an area currently subject to appeals for major new development. The Council would seek for Chelmsford to reconsider this proposal if the current appeals are allowed (Maldon District Council PO1428) • Careful consideration is needed when allocating sites to ensure the constraints to development in Danbury are mitigated (Hammonds Estates LLP PO2136) • Strongly object to development at Hammonds Farm as it is not a viable site (Danbury Parish Council PO1646) • Growth site does not include Hyde Lane, but there has been development at this location, suggesting a precedent for further development • Should allow for homes to be accommodated within the wider area of Danbury • New homes must be evenly distributed around Danbury to avoid adding to local bottlenecks that will be exacerbated by huge developments in Maldon, and others nearby • Existing infrastructure constraints are understated in the policy

GROWTH SITE 10 - DANBURY
• LP should include the following as Protected Lanes: Gay Bowers Road (unprotected part), Hyde Lane (southern end), Twitty Fee, Woodhill Common Road, Herbage Park Road, Tyndales Lane, Slough Road (Danbury Parish Council PO1646) • Need clarification regarding the potential impact that buffer development could have on the village (Danbury Parish Council PO1646).
Alternatives considered
• Richborough Estates (PO1938) have put forward two development locations for Danbury • Any new homes between now and finalisation of Chelmsford Local Plan and Danbury Neighbourhood Plans should contribute towards the 100 home target • The Land North of White Elm Cottage is ideal for development as it serves no useful purpose and it's immediately adjacent to a building (Mr D Marsh POQ33) • CCC should reconsider boundary of site to follow physical features around the Danecroft area Mrs Anne Chambers POQ355) • Land fronting the Main Road to Danbury (the A414), to the west of St. Clere's Hall extends to about 21.932 acres and should be considered for affordable housing (Mr & Mrs R Holmes PO1766).
Site Promoter
No comments provided.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification have been updated and amended to ensure consistency with other site policies, national guidance and to reflect preferred option comments
- This development location complies well with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. By focusing development at well-connected locations and in accordance with the Settlement Hierarchy
- Amendment to Reasoned Justification regarding heritage assets following response from Historic England (POQ588)
- Following an update to the Protected Lanes Study, two new Protected Lanes have been designated on the Policies Map (Danbury Parish Council PO1646)
- The Council will consider any planning consents within or adjoining Danbury and whether this should affect the allocation or 100 homes prior to submission of the Local Plan (Danbury Parish Council PO1646)
- Inclusion of new wording in Reasoned Justification related to recreational pressure on SSSIs and the need for mitigation measures and partnership working (Natural England PO1488)

- CCC together with other local authorities as part of the EPOA are considering an Essex-wide Recreational Avoidance and Mitigation Strategy (RAMS) in response to Natural England comments on Local Plans (Natural England PO1488)
- Further evidence work has been undertaken including Traffic Modelling and development of the Infrastructure Delivery Plan to support the Pre-Submission Local Plan
- The Council has carefully considered sites which were submitted through the SLAA and those considered as 'reasonable alternatives' to deliver the Spatial Strategy have been subject to Sustainability Appraisal
- There is primary school capacity in Danbury
- The policy includes a requirement to contribute, as appropriate, towards measures to mitigate recreation disturbance on European designated sites being developed through the RAMS (Natural England PO1488)
- The Danbury Neighbourhood Plan will identify the site or sites for 100 homes.

Existing Commitments

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Existing Commitment EC4 - St Giles, Moor Hall Lane, Bicknacre	105	78	27	2,698
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Existing Commitment EC4 - St Giles, Moor Hall Lane, Bicknacre	3	0	2	1	2,798
Further comments made to Q9	174	14	45	115	2,627

EXISTING COMMITMENT EC4 – ST GILES, MOOR HALL LANE, BICKNACRE
Support

EXISTING COMMITMENT EC4 – ST GILES, MOOR HALL LANE, BICKNACRE
No main issues.
Against
• Will increase traffic on multiple routes (including from Bicknacre to Chelmsford and Danbury).
Other
• A significant part of this site is located within major surface water flow path, and any development here should not exacerbate the existing flood risk (Essex County Council PO1840) • There is only one PRoW between this site location and the village centre, which is uneven and often too muddy to use • This allocation should be considered against viability and deliverability since there has not been any planning application for the site since is was allocated in 2012.
Alternatives considered
No main issues.
Site Promoter
Genesis HA PO1477. • Support is given for this existing commitment • Land to the west of Bicknacre, within the control of Genesis Housing Association, is the most suitable site for delivery of residential led growth at Bicknacre • The development vision prepared by GL Hearn on behalf of Genesis Housing Association relating to land west of Bicknacre identifies a sustainable extension to the village providing new affordable and sheltered accommodation as well as much needed improved pedestrian and cycle connectivity for existing residential areas to the west of Bicknacre • The Genesis development would deliver publicly accessible open space and managed woodland for the benefit of existing and new residents encouraging community cohesion and social interaction.

Council Response/Action

- General comments have been noted
- Policy and Reasoned Justification have been updated and amended to ensure consistency with other site policies, national guidance and to reflect preferred option comments
- This development location complies well with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy e.g. By focusing development in accordance with the Settlement Hierarchy and by providing homes for all

- Inclusion of wording in regards to appropriate flood risk management and SuDS (Essex County Council PO1840)
- This site is considered deliverable and viable; there is a current planning application pending approval
- The updated policy requires appropriate improvements to the road network.

Special Policy Areas

Responses to Question 5 - Do you agree with Site Allocation Policies that set out where future development growth will be focused?

	Number of responses	Yes	No	No response
Policy SPA1 - Broomfield Hospital Special Policy Area	133	109	24	2,670
Policy SPA2 - Chelmsford City Racecourse Special Policy Area	136	109	27	2,665
Policy SPA3 - Hanningfield Reservoir Special Policy Area	132	111	21	2,671
Policy SPA4 - RHS Hyde Hall Special Policy Area	135	113	22	2,668
Policy SPA5 - Sandford Mill Special Policy Area	130	113	17	2,673
Policy SPA6 - Writtle University College Special Policy Area	139	110	29	2,664
Further comments made to Q5	588	N/A	N/A	2,215

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Policy SPA1 - Broomfield Hospital Special Policy Area	3	1	0	2	2,798

	Number of responses	Support	Object	Other	No response
Policy SPA2 - Chelmsford City Racecourse Special Policy Area	1	1	0	0	2,800
Policy SPA4 - RHS Hyde Hall Special Policy Area	1	0	1	0	2,800
Policy SPA5 - Sandford Mill Special Policy Area	4	3	0	1	2,797
Further comments made to Q9	174	14	45	115	2,627

Note that where no comments were received in reference to a site under Question 9, these sites have not been included in the table above.

POLICY SPA1 - BROOMFIELD HOSPITAL SPECIAL POLICY AREA
Support
• Support commitment to ensure adequate health care provision for the new and growing communities arising from growth (Essex County Council PO1553) • Support concentrating buildings of scale and mass within the central core of the estate (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council, Newlands Spring Residents Association PO1604, PO1929).
Against
No main issues.
Other
• Infrastructure needs to be in place before further development is permitted • Special Policy Areas should be allocated on the Proposals Map • Reference to provision of new access road is premature, and so the sentence should be made conditional or removed (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1604, POQ524)

POLICY SPA1 - BROOMFIELD HOSPITAL SPECIAL POLICY AREA

- Final sentence of this policy needs rewording to read: "New development proposals to the north of the hospital will, where viable, allow the provision of a new access road to Main Road (B1008)." (Bloor Homes Eastern POQ485)
- Amend to read: "...minimise the impact of floodlighting and noise..." (Great Notley Parish Council PO573).

Alternatives considered

- Allocate land to provide better road access to the hospital and improve car parking capacity
- A road linking the A414 to the west of Bulimese Way, Writtle across to Broomfield Road would help to alleviate traffic issues
- There should be loop roads around Broomfield Hospital, and access roads from B1008 (Blasford Hill) with four lanes, to provide an access road solely for emergency vehicles.

Site Promoter

Mid Essex Hospital Services NHS Trust PO1713

- The Trust welcomes the objectives of the LP
- LP aims to deliver housing developments, supported by community infrastructure, and promotes environmental and social sustainability which are all wider determinants of health
- The Trust welcomes the proposals to achieve a second access route to the Broomfield Hospital site as this would be of great benefit to the Trust patients, visitors and staff and also the wider community. Whilst considering the secondary access road onto the site it is important that the connection point and on-site road configuration must be taken into account to ensure that the traffic flow and routes are cohesive and appropriate
- The access route will need to consider the existing woodland, and neighbouring properties, site buildings along with the needs of the neighbouring sites
- The Trust has proposed improvements to the cycle and walking routes to encourage staff to make sustainable travel choices. The Trust would like to see these routes providing effective and convenient access onto the Hospital site for staff and visitors
- Public transport links are key to ensure sustainable access is provided for patients, visitors and staff. Where new housing is provided the Trust would request that the public transport links are reviewed to ensure that appropriate routes are provided providing direct routes where possible to the Hospital site
- The Trust supports the proposed improvements on Essex Regiment Way as well as the proposal of a new link road and distribution road. These works will greatly improve access to the Hospital and also ease congestion on the B1008 for local traffic and Hospital users
- The proposal of the new Beaulieu Park railway station will also improve access to the Hospital coupled with direct public transport routes to and from the Hospital site would be welcomed
- The Trust would like to seek confirmation that engagement with NHS England and ECC have informed proposals to date to ensure out of hospital health and care facilities are adequately planned for in the City's Local Plan. It would be helpful to understand how the CCC could

POLICY SPA1 - BROOMFIELD HOSPITAL SPECIAL POLICY AREA
contribute to improving the community infrastructure that is the acute hospital site at Broomfield hospital as the local acute hospital serving Chelmsford.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification updated
- SPAs are shown on the Policies Map
- Amendment made to last sentence in the policy in regards to the delivery of the new access road in response to consultation comments (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council, Newlands Spring Residents Association PO1604, POQ524 and Bloor Homes Eastern POQ485)
- New access road is considered deliverable and therefore included within the Plan.

POLICY SPA2 - CHELMSFORD CITY RACECOURSE SPECIAL POLICY AREA
Support
• Support for any future proposals having to 'ensure the full restoration of the existing mineral site' (Essex County Council PO1552).
Against
• Should not be designated as a SPA, but instead subjected to the same policies as other employers in the area • Concern about the noise from the racecourse, and light pollution at night time.
Other
• Any future development proposal should consult ECC as the MPA (Essex County Council PO1552) • Development may impact nearby heritage assets (Historic England POQ588) • The implications of this proposal should be made clear, especially with regard to future housing development • It is important that any development of this site will need to and preserve the listed buildings and their settings. These requirements should be included in the policy and supporting text of the Plan (Historic England POQ588).
Alternatives considered

POLICY SPA2 - CHELMSFORD CITY RACECOURSE SPECIAL POLICY AREA
No main issues.
Site Promoter
Great Leighs Land Owners PO2231. • Chelmsford City Racecourse is located north of the Moulsham Hall site on the opposite side of Moulsham Hall Lane, although its principle access is off the A131 • The Racecourse has undergone substantial development and investment and is now a nationally renowned racecourse, with future planned development, including a Grandstand which will cement its position of the racing circuit • There are a number of transport related infrastructure requirements set out in the emerging Local Plan and requirements for supporting facilities that will reduce the transport demand from the development of the site. These requirements include providing direct, safe and convenient pedestrian and cycle access within the sites and to/from Great Leighs village, Chelmsford City Racecourse, Great Notley Garden Village and the wider strategic network.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification updated including wording related to surrounding heritage assets to address concerns raised by Historic England (POQ588).

POLICY SPA3 - HANNINGFIELD RESERVOIR SPECIAL POLICY AREA
Support
No main issues.
Against
No main issues.
Other
No main issues.
Alternatives considered
No main issues.

POLICY SPA3 - HANNINGFIELD RESERVOIR SPECIAL POLICY AREA
Site Promoter
Essex & Suffolk Water POQ520. • Support the need for this SPA in order to carry out statutory functions as a water supplier • This site houses other ancillary functions and operations including the company's headquarters. Therefore we would suggest an amendment to the policy so that it focuses on the site rather than the Treatment Works alone. This is to avoid uncertainty and be effective and justified.

Council Response/Action

- Policy and Reasoned Justification updated including clarification that the SPA refers to the whole site not just the works (Essex & Suffolk Water POQ520).

STRATEGIC POLICY SPA4 - RHS HYDE HALL GARDENS SPECIAL POLICY
Support
No main issues.
Against
No main issues.
Other
• Development may impact nearby heritage assets (Historic England POQ588) • It is important that any development of this site will need to and preserve the listed buildings and their settings. These requirements should be included in the policy and supporting text of the Plan (Historic England POQ588).
Alternatives considered
No main issues.
Site Promoter
Royal Horticultural Society POQ525. • Support for this policy

STRATEGIC POLICY SPA4 - RHS HYDE HALL GARDENS SPECIAL POLICY
• The boundary should be more widely defined to facilitate future growth effectively • It is noted that areas outside the designation are fit for horticultural/garden use, but to fulfil the masterplan vision, encompassing the area in the boundary would allow for a degree of flexibility.

Council Response/Action

- General comments have been noted
- Policy and Reasoned Justification updated including wording related to surrounding heritage assets to address concerns raised by Historic England (POQ588).

STRATEGIC POLICY SPA5 - SANDFORD MILL SPECIAL POLICY AREA
Support
• There is a demand for additional moorings on the Navigation and re-use of redundant filter beds would be extremely appropriate and of benefit to potential recreational, sport and leisure opportunities (The Inland Waterways Association PO1201, Essex Waterways Ltd PO552) • Agree careful consideration should be given to developing this flood plain area (Environment Agency POQ714) • Support the requirement to improve vehicular access to the site • Support that the peaceful rural character by the lock should be protected.
Against
No main issues.
Other
• Request that equestrian access is included rather than just considering pedestrians and cyclists (Essex Bridleways Association PO565) • Development may impact heritage assets (Historic England POQ588) • It is important that any development of this site will need to conserve and where opportunities arise enhance the conservation area and preserve the listed buildings and their settings. These requirements should be included in the policy and supporting text of the Plan (Historic England POQ588) • The scale of the development should be carefully considered so as to preserve industrial, cultural and natural heritage of the site • Consider using redundant filter beds for the provision of much needed offline boat moorings

STRATEGIC POLICY SPA5 - SANDFORD MILL SPECIAL POLICY AREA
• Any development here must protect the character, existing buildings and conservation area • Care should be taken not to create a "rat-run" through the site • Any attempts to improve Brook End Road should avoid compromising the listed bridges over the Chelmer and Blackwater Navigation • Scale of any development should be limited, and designed to preserve the industrial and natural heritage landscape from this location.
Alternatives considered
No main issues.
Site Promoter
Owned by CCC.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification updated including wording to fully reference the Chelmer and Blackwater Navigation Conservation Area following response from Historic England (POQ588)
- Inclusion of wording related to Sandford Bridge, Sandford Lock and Brook End Bridge Grade II listed located adjacent to the site following response from Historic England (POQ588)
- Inclusion of wording related to surrounding heritage assets to address concerns raised by Historic England (POQ588).

STRATEGIC POLICY SPA6 - WRITTLE UNIVERSITY COLLEGE SPECIAL POLICY AREA
Support
• Agree that Writtle College grounds and surrounding conservation areas need protecting.
Against
No main issues.
Other

STRATEGIC POLICY SPA6 - WRITTLE UNIVERSITY COLLEGE SPECIAL POLICY AREA
• Any development of the site has the potential to impact upon these heritage assets. Whilst the listed buildings are mentioned in the policy, it would be helpful if reference was also made in the policy to the Scheduled Monument. This should also be referred to in the supporting text. Welcome the fact the monument is shown on the map (Historic England POQ588). • The College's purpose of being a rural, horticultural and agricultural educational institution should be respected.
Alternatives considered
• Anglia Ruskin University should be considered a Special Policy Area as this would enable the requirement for a Masterplan for the main Rivermead Campus to be developed and help guide future growth in a plan-led manner (Anglia Ruskin University POQ535).
Site Promoter
No comments provided.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification updated including reference to 'Schedule Monuments' and to address potential impact on assets following response from Historic England (POQ588)
- A new policy related to education institutions is included in the LP which has specific reference to Anglia Ruskin University (ARU POQ535).

8- Protecting and Securing Important Assets

Securing the right type of Homes

Responses to Question 6 - Do you agree with the other Local Plan Policies that cover housing, employment, the environment and design?

	Number of responses	Yes	No	No response
Policy HO1 - Size and Type of Housing	149	77	72	2,654
Policy HO2 - Affordable Housing and Rural Exception Sites	146	78	68	2,657
Policy HO3 - Gypsy, Traveller and Travelling Showpeople Sites	190	41	149	2,613
Further comments made to Q6	181	N/A	N/A	2,622

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Policy HO1 - Size and Type of Housing	10	2	0	8	2,791
Policy HO2 - Affordable Housing and Rural Exception Sites	6	2	0	4	2,795
Policy HO3 - Gypsy, Traveller and Travelling Showpeople Sites	1	0	0	1	2,800
Further comments made to Q9	174	14	45	115	2,627

POLICY HO1 - SIZE AND TYPE OF HOUSING
Support
• Support for the policy (Essex County Council PO311148)

POLICY HO1 - SIZE AND TYPE OF HOUSING
• In line with paragraph 50 of the NPPF • High density development should be prioritised to use land efficiently for housing.
Against
• Evidence base does not justify 5% of all new homes on larger housing schemes being self-build plots - there may be no desire for custom homes (Persimmon Homes POQ462, Barton Willmore POQ481) • Minimum provision of 5% self-build homes is unjustified by evidence and there may not be a desire for custom homes to be built. Policy does not allow for flexibility in this regard which poses a risk in terms of delivery (Barton Willmore POQ481) • It is not clear that regard has been paid to impact on development viability having regard to all the other impacts upon viability from Policies within the plan (Persimmon Homes POQ462) • Objection to Paragraph 8.7 as it increases the level of affordable housing above the level required by the Local Plan (Gladman Developments Ltd PO1637) • There is no reference to homeless shelters and no assessment, reference or provision to assist the homeless with accommodation needs • If self-build plots are made available and not sold after 12 months they should not be offered to the Council or Registered Provider for affordable housing.
Other
• Increase the provision of assisted living and care homes (NHS England, Essex Area Team PO1791) • It is not clear where sites for the ageing population or those with disabilities will be and it is not clear that an adequate number of facilities are provided. It is also not clear how wheelchair accessible and specialist housing will be delivered • Housing mix should be flexible and considered on a site by site basis to reflect the needs of the location at that particular time (Gladman Developments Ltd, PO1637) • CCC should provide more than 5% wheelchair accessible housing to meet the needs of ageing population • A higher proportion of smaller homes, including starter homes, are required to meet need • Self-build and custom build should be defined in the Glossary • The need for self-build housing has not been assessed through the OAN (Countryside Zest/Properties POQ571) • Concern that requirement for Specialist Residential Accommodation will be difficult to implement and could result in specialist older persons' housing being development in unsuitable locations. It is unrealistic to expect the provision of specialist accommodation for the elderly to be met (McCarthy & Stone Retirement Lifestyles Ltd PO347) • A further policy is needed to address Specialist Housing in the City Area • Should make differentiated suggestions of housing type for different areas

POLICY HO1 - SIZE AND TYPE OF HOUSING

- Specialist Residential Accommodation is only required in developments of 100+ dwellings however, this means smaller settlements are being overlooked. Specialist Residential Accommodation should be considered as an acceptable rural exception (Scott Properties POQ529)
- There should be flexibility in the wording of the policy, particularly regarding criteria C. Suggest amending to read: "a minimum of 5% self-build homes, except for the Strategic Growth Sites, where the scale of provision will be considered on its own merits." (Bloor Homes, POQ485)
- The policy is unclear in regards to the scheme of over 100 dwellings must meet the criteria of A(i), A(ii) and B(i) (Bloor Homes, POQ485)
- It is unclear what would come within the definition of self-build homes in C(i). Whilst some explanation is provided in paragraph 8.6, the 'custom build' reference should allow the most likely option at new development allocations. This could then be built by the house builder leading in the scheme (Sellwood Planning POQ512)
- Careful consideration is needed when selecting sites for elderly persons' accommodation in regards to topography, environment, mobility, services and community facilities. A variety of specialist accommodation should be encouraged (McCarthy & Stone Retirement Lifestyles Ltd PO347)
- Suggested changes to HO1 to seek an appropriate number/provision for self-build homes and SRA (Countryside Zest/Properties POQ571)
- Refers to specification of units in compliance with building regulations which is not necessary as matter is governed by other legislation (Barton Willmore POQ481)
- The requirement to deliver the optional space and accessibility standards makes affordable housing less viable, which can reduce the total number of affordable homes that can be delivered. The requirements in Policy HO1 need to be fully justified and shown to be viable for this policy to be compliant with national policy and guidance. A full assessment of the impact on viability and therefore the deliverability of affordable and market housing needs to be undertaken to support this policy before it can be considered sound (Rentplus PO1946)
- Paragraph 8.4 should recognise the potential for changing needs over the lifespan of the local plan driven by economic change, which may need to be reflected in development sites that come forward in due course. This is particularly relevant given the scale of housing development proposals set out (Hammonds Estates LLP PO2138).

Alternatives considered

- Would benefit from specific reference to Independent Living requirements covered by the ECC Independent Living Programme For Older People Position Statement September 2016 (Essex County Council PO1554)
- Housing mix should be flexible and considered on a site by site basis (Gladman Developments Ltd PO1637)
- Consider implementing a Special Housing Policy addressing housing for the elder generation.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification amended to provide greater clarity and include reference to Independent Living and custom build homes
- Policy amended to clarify when criteria will apply to schemes
- Housing mix is derived from the latest SHMA and is considered to be appropriate
- The Reasoned Justification has been amended to allow for a review of the 5% self/custom build requirement at the point of time an application is submitted
- All matters regarding affordable housing are covered by Policy HO2
- The further practical implementation of this Policy will be covered within a future Supplementary Planning Document.

POLICY HO2- AFFORDABLE HOUSING AND RURAL EXCEPTION SITES
Support
• Support for the rural exception element • Provision should be made for rural affordable housing as families have to move away due to housing affordability issues • More affordable homes need to be provided.
Against
• Disagree with paragraph 8.17 that applicants should commission and submit a detailed housing needs survey to the Council prior to submitting a planning application for rural exceptions sites. This is unnecessarily onerous (Rentplus, PO1478) • Rural areas have been given exemption from affordable houses except next to settlement boundaries which means families have to move away • The definition of rural exception sites is too restrictive.
Other
• The provision of 'Independent Living' requirements also form part of identified requirements for affordable homes (Essex County Council PO1555) • Need to define formula for calculating true affordability • CCC should ensure the viability of the developer's intentions before allocation • CCC should include new affordable housing tenures such as Rentplus (a 'rent to buy model') and Policy HO2 should include a statement that tenure mix should respond to the full range of local housing needs (Rentplus, PO1478) • This policy is not to be used as a way to bring development into rural communities

POLICY HO2- AFFORDABLE HOUSING AND RURAL EXCEPTION SITES
• Need to include "starter homes" within the definition of affordable housing • Developers should not be allocated sites if they cannot fulfil their quota of affordable homes • Need to consider Rent to Buy affordable housing • Changes in market conditions through the plan period may affect the viability of proposals meeting the proposed requirement for 35% affordable housing (Hammonds Estate LLP PO2139) • Should include a clause for submission of viability statements where full provision is deemed unviable (Barton Willmore POQ481).
Alternatives considered
• Need to define what is meant by adjacent in paragraph 8.16 as this leaves it to the discretion of staff to determine how far from the settlement boundary development is allowed.

Council Response/Action

- General comments and support have been noted
- Policy amended to better align with the NPPF
- Designated Rural Exception sites has been clarified within the Reasoned Justification
- The further practical implementation of this Policy will be covered within a future Supplementary Planning Document.

POLICY HO3 - GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITES
Support
• Policy is well thought out and is supported • Support Chelmsford's aims to meet its own Gypsy and Traveller needs throughout the LP (Epping Forest District Council PO2226) • Accepted that CCC has a statutory duty to plan for such accommodation.
Against
• Sites should be on brownfield land away from new residential developments • Concern about the management of sites and their effect on the local community • Concern that Gypsy & Travellers will use allocated Travelling Showpeople sites and that sites will gain in size • Concern for the management of rivalries between neighbouring sites

POLICY HO3 - GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITES

Other

- There has been an over provision of need assessed
- Consider filling up sites that are not yet at capacity before allocating new sites
- There needs to be safeguards in place to enable the City Council to evict Travellers where necessary without a long legal fight
- Under section B), remove the word "significant" or quantify
- Under section A), the first criteria should be that there are no such sites to be located in the Green Belt
- Under sections A)ii and B)iv, the criteria should be no more than 5 pitches or plots
- Refer to the need to ensure that the scale of such sites do not dominate the nearest settled community (North Chelmsford Villages Community Group POQ521).

Alternatives considered

- Criterion B - if the sites are of a sufficient size to allow sub-division there could be many more plots than needed
- In respect of strategic locations, the policy should state that the provision can be met either on site or off site as long as the sites meet the requirements in Policy HO3 (A) (Crest Nicholson Operations Ltd POQ512)
- In line with paragraph 14 of the NPPTS when assessing the suitability of sites in rural or semi-rural settings, the Council will ensure that the scale of such sites does not dominate the nearest settled community (North Chelmsford Villages Community Group POQ521)
- No sites should be allowed in the Green Belt
- No more than 5 pitches or plots.

Council Response/Action

- General comments and support have been noted
- 'Significant' not removed from sections A and B to allow a measure of consideration
- Reference to Green Belt added to comply with PPTS
- Changed term 'amenity' to 'living environment' in Part B (ii) for clarity
- 10 pitches retained as upper capacity is in accordance with best practice
- The strategic site allocations within the Plan are considered to satisfactorily meet the requirements of this policy.

Securing Economic Growth

Responses to Question 6 - Do you agree with the other Local Plan Policies that cover housing, employment, the environment and design?

	Number of responses	Yes	No	No response
Policy EM1 - Employment Areas	111	75	36	2,691
Policy EM2 - Primary and Secondary Frontages in Chelmsford City Centre and South Woodham Ferrers, Neighbourhood Centres and Upper Floors	111	61	50	2,691
Further comments made to Q6	181	N/A	N/A	2,621

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Policy EM1 - Employment Areas	2	1	0	1	2,799
Policy EM2 - Primary and Secondary frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors	4	0	4	0	2,797
Further comments made to Q9	174	14	45	115	2,627

POLICY EM1- EMPLOYMENT AREAS
Support
• Support for the policy (Royal London Asset Management (RLAM) Planning PO1118) • Flexibility of policy is positive (Aquila Developments POQ770)

POLICY EM1- EMPLOYMENT AREAS
• Welcomes 'sui generis' uses being acceptable in Employment Areas to accommodate areas of search for Waste Management uses in accordance with the WLP (Essex County Council PO1556) • Support for sufficient flexibility for businesses to function but there should be a proportion of space allocated as 'grow on space' (Essex County Council PO1556).
Against
• Policy could be read as a presumption against all A Class uses.
Other
• Concern that area east of Chelmsford is allocated as employment land. Parameter plans need amending either side of the CNE Bypass and RDR. CCC should take into account the changing needs of businesses (Broomfield Parish Council POQ524) • Employment areas in Galleywood should remain as employment areas (Galleywood Parish Council PO1648) • Designation of flexible business floor space should not be restricted to Strategic Growth Site 8 (Essex County Council PO1556) • Consider the following text amendment: "Within the Employment Areas as shown on the Proposals Map, the Council will seek to retain Class B uses or other sui generis uses of a similar employment nature. Planning permission will be granted for the redevelopment or change of use for non – Class B uses where: i the use does not fall within Class A use Classes unless it meets a clearly defined local need and cannot reasonably be located elsewhere within the area it serves; and ii. the use provides employment at the application site; and iii. the use will not adversely impact upon the operation and function of the Employment Area" (Aquila POQ770).
Alternatives considered
• Should allow for flexibility to re-develop employment sites for housing (Legal & General PO2210) • Expand to include reference to home working, internet shopping, and home deliveries.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification updated to include Rural Employment Areas
- Reasoned Justification amended to ensure sites are considered on their individual merits
- It is considered that the policies in the LP are flexible to allow various types of employment spaces to be provided

- An objective of the LP is to meet needs for employment space and protect them to ensure space is retained
- No changes proposed to the Employment Area in Galleywood.

POLICY EM2 - PRIMARY AND SECONDARY FRONTAGES IN CHELMSFORD CITY CENTRE & SOUTH WOODHAM FERRERS, NEIGHBOURHOOD CENTRES AND UPPER FLOORS
Support
• Support for the review of Primary & Secondary frontage designations in Chelmsford City Centre • Policy offers satisfactory protection to the ground floor retail frontages, whilst also enabling an acceptable degree of flexibility of uses at upper levels in order to support vitality and viability.
Against
• Resistance to change of use from A1 is entirely inappropriate and contrary to the spirit of the NPPF (Aquila Developments Ltd POQ770).
Other
• Confusion over what Primary and Secondary frontages are • Independent shops and businesses need to be allowed to proliferate and the Asda 'monopoly' reduced in SWF Town Centre • SWF Town Centre is of key importance to the community • Riverside Retail Park should be included within a secondary frontage.
Alternatives considered
• No reason why the policy should not read largely as previously worded (Aquila POQ770).

Council Response/Action

- General comments and support have been noted
- The PS LP continues to include the expansion of the secondary frontage in South Woodham Ferrers to support more flexible uses
- Riverside Retail Park has a different retail offer and is not considered part of Chelmsford City Centre secondary frontage.

Protecting the Countryside

Responses to Question 6 - Do you agree with the other Local Plan Policies that cover housing, employment, the environment and design?

	Number of responses	Yes	No	No response
Policy CO1 - Green Belt, Green Wedges, Green Corridors and Rural Areas	168	116	52	2,634
Policy CO2 - New buildings and structures in the Green Belt	144	52	92	2,658
Policy CO3 - New buildings and structures in the Green Wedges and Green Corridors	140	54	86	2,662
Policy CO4 - New buildings and structures in the Rural Area	128	54	74	2,674
Policy CO5 - Infilling in the Green Belt, Green Wedge, Green Corridor and Rural Area	136	47	89	2,666
Policy CO6 - Change of use (land and buildings) and engineering operations	111	58	53	2,691
Policy CO7 - Extensions to existing buildings within the Green Belt, Green Wedges, Green Corridor and Rural Area	119	61	58	2,683
Policy CO8 - Rural and Agricultural/Forestry Workers' Dwellings	111	70	41	2,691
Further comments made to Q6	181	N/A	N/A	2,621

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Policy CO1 - Green Belt, Green Wedges, Green Corridors and Rural Areas	17	4	4	9	2,784

	Number of responses	Support	Object	Other	No response
Policy CO2 - New buildings and structures in the Green Belt	4	2	0	2	2,797
Policy CO3 - New buildings and structures in Green Wedges and Green Corridors	6	1	0	5	2,795
Policy CO4 - New buildings and structures in the Rural Area	6	1	2	3	2,795
Policy CO5 - Infilling in the Green Belt, Green Wedge, Green Corridor and Rural Area	5	1	0	4	2,796
Policy CO6 - Change of use (land and buildings) and engineering operations	3	1	1	1	2,798
Policy CO7 - Extensions to existing buildings within the Green Belt, Green Wedges, Green Corridors and Rural Area	2	1	0	1	2,799
Further comments made to Q9	174	14	45	115	2,627

Note that where no comments were received in reference to a policy under Question 9, these sites have not been included in the table above.

POLICY CO1 – GREEN BELT, GREEN WEDGES, GREEN CORRIDORS AND RURAL AREAS
Support
• Support for retention/potential extension of Green Wedges along river valleys (Environment Agency POQ714) • Support given for need to balance development carefully within the countryside (Bloor Homes Eastern POQ485) • The designation of river valleys as Green Wedges/Corridors is very sensible.
Against
• If Green Wedges do not extend out to all proposed housing, they should be removed • Protection to Green Belt, Corridors and Wedges is inadequate, and will cause erosion • Green Wedges in the Green Belt are not effective or justified (Bovis Homes Ltd POQ780)

POLICY CO1 – GREEN BELT, GREEN WEDGES, GREEN CORRIDORS AND RURAL AREAS

- Development on the Green Wedge should not be rejected automatically, as this is not a statutory designation
- Non-Green Belt areas should not be given the same level of protection as Green Belt land
- The NPPF states that land should not be designated as Green Belt unless it is necessary to keep it permanently open.

Other

- Opportunities to develop new habitats should be encouraged (Environment Agency POQ714)
- Designation of Green Corridors needs to properly reflect landscape character (Aquila Developments Ltd POQ770)
- Concern regarding the designation of Green Wedge as the extension covers two sites owned by Anglian Water Services. These open space allocations are therefore unjustified and unsound (Anglian Water Services Ltd PO1504)
- 8.44 should be amended to make the definition and containment of individual areas achieved by Green Wedges and Corridors a stated aim
- 8.44 should be clearer as to the period from which an area's character is to be preserved where development had previously existed
- Should identify types of development that would be rejected due to Green Corridor
- Include objectives to protect and enhance waterbodies (Environment Agency POQ714)
- Unclear where 'valued' landscape is drawn from, as the Defining Chelmsford's River Valleys Review Report makes no mention of "value" to be afforded to Green Corridors
- 8.43 Reasoned Justification should more clearly explain the value that Green Corridors bring to an area and also their purpose (Hammonds Estates LLP PO2140)
- Criterion D needs strengthening to avoid ambiguity leading to appeal hearings
- Protecting the rural area for its "intrinsic character and beauty" is not NPPF compliant (Gladman Developments Ltd PO1638)
- Amend text in Part A as follows: "A) Green Belt the openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will be resisted unless it accords with Green Belt exception criteria as defined in the NPPF"

Alternatives considered

- Green Corridor boundaries should ensure that only land that is truly valued and fulfils the purposes of designations is designated in the local plan (Hammonds Estates LLP PO2140)
- The policy needs to make clear that there is ot a blanket resistance to development in the Green Belt (Runwell Parish Council PO1772)
- Protecting the rural area for its "intrinsic character and beauty" is not NPPF compliant as it is only valued landscapes which should be protected and enhanced under paragraphs 109 and 113 (Gladman Developments Ltd PO1638)

POLICY CO1 – GREEN BELT, GREEN WEDGES, GREEN CORRIDORS AND RURAL AREAS

- Question the use of 'valued' landscape' (Green Planning Studio PO1063)
- There should be Green Wedges between new developments and existing properties to protect the amenities of current residents.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification have been updated in response to consultation responses and to align better with the NPPF
- Additional paragraph added to Reasoned Justification to cross reference to other policies in the LP
- Policy is retained in the LP as Green Wedges/Corridors are considered valued landscapes and are supported by the evidence base
- The policy does not use the word “protect” and is NPPF complaint as it requires an assessment of the identified value
- In response to Anglian Water, Policy C3 allows for essential infrastructure in Green Wedges and Corridors. The site remains as Green Wedge in the PS LP. To remove such a large site (virtually the whole of parcel CE4) would undermine its integrity as a linear landscape feature. Part of the purpose of designation is to help ensure that there is a consistent framework, spatially and in policy, against which development applications can be judged. Gaps in the Green Wedge or wider Corridor would undermine this and lead to a fragmented and much therefore weakened designation. The Green Wedge designation, as currently expressed in the Core Strategy, needs to be considered as a landscape, biodiversity, cultural heritage and recreational resource which depends upon geographical continuity for its rationale and effectiveness (Anglian Water Services Ltd PO1504)
- The Green Wedges study is criticised for failing to consider land ownership. This is irrelevant to both the methodology of the study and purpose of designation (Anglian Water Services Ltd PO1504)
- The primary function of Green Wedges and Corridors is to maintain and enhance the character of the river valleys. Extension of the designation outside the river valleys could not be justified in respect of landscape character or physical/visual connection with the river valleys themselves.

POLICY CO2 – NEW BUILDINGS AND STRUCTURES IN THE GREEN BELT

Support

POLICY CO2 – NEW BUILDINGS AND STRUCTURES IN THE GREEN BELT
• Support for Section A) Criteria iv, as it enables expansion of education premises as an exception to inappropriate development in the Green Belt (Essex County Council PO1557).
Against
• Category v,vi,vii,viii make planning approval likely for inappropriate development.
Other
• The first line under "A) New Buildings" should be understandable in isolation.
Alternatives considered
No main issues.

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification updated to include a sustainability test for proposals for redevelopment of previously developed land in line with the NPPF
- Introduction to policy has been added for clarity.

POLICY CO3 - NEW BUILDINGS AND STRUCTURES IN GREEN WEDGES AND GREEN CORRIDORS
Support
No main issues.
Against
No main issues.
Other
• Appropriate uses of land within Green Wedges and Corridors are currently inadequately covered by the policy wording (Hammonds Estates LLP PO2141) • Consider an additional part E to read: E) Planning permission will be granted for uses of land which do not impact on the purposes of the Green Wedge or Green Corridor designation." (Hammonds Estates LLP PO2141) • Amend policy to clarify that education premises can be expanded, where a development need is identified (Essex County Council PO1558)

POLICY CO3 - NEW BUILDINGS AND STRUCTURES IN GREEN WEDGES AND GREEN CORRIDORS

Alternatives considered

- Should identify types of development that would be rejected due to Green Corridor
- Proposed definition of essential infrastructure is limited in scope and does not cover all relevant infrastructure, such as water recycling (Anglian Water Services Ltd PO1506)
- Should be flexibility to enable proposals of wider benefit to Chelmsford to come forward where appropriate (Hammonds Estates LLP PO2141).

Council Response/Action

- General comments have been noted
- Scope of policy considered appropriate, other development types are covered by separate policies e.g. CO6 and CO7
- Reasoned Justification strengthened/amended for example to clarify difference between Green Belt and Green Wedge designations and the scope of community facilities and essential infrastructure
- Green Wedges/Corridors are valued landscapes and are supported by the LP evidence base.

POLICY CO4 – NEW BUILDINGS AND STRUCTURES IN THE RURAL AREA

Support

No main issues.

Against

- Protecting the rural area for its "intrinsic character and beauty" is not NPPF compliant as it is only valued landscapes which should be protected and enhanced under paragraphs 109 and 113 (Gladman Developments Ltd PO1638)
- Concern with the way the new policy is framed with regard to harm to the intrinsic character and beauty of the countryside (Little Baddow Parish Council PO583).

Other

- This policy states that applicants are required to demonstrate a need for essential infrastructure including that provided by Anglian Water to be located in a rural area. It is unclear on what basis it would be determined that a need for a rural location had been demonstrated. It is therefore proposed that the wording of Policy C04 should be amended to make it effective

POLICY CO4 – NEW BUILDINGS AND STRUCTURES IN THE RURAL AREA
as follows: "iii. local transport and other essential infrastructure which (then delete: can demonstrate a requirement for a rural area location;)" (Anglian Water Services Ltd PO1506) • Specific reference to the development of agricultural buildings should be added (Hammonds Estates LLP PO2142) • Examples of acceptable development such as those of 'exceptional quality or innovative nature' are needed to avoid landscape being eroded • The wording of existing Core Strategy Policy DC11 gave much clearer direction and should be kept (Little Baddow Parish Council PO583).
Alternatives considered
No main issues.

Council Response/Action

- General comments have been noted
- Policy and Reasoned Justification strengthened/amended for example to clarify the scope of community facilities and essential infrastructure and, to introduce a sustainability test for proposals for redevelopment of previously developed land in line with the NPPF
- Policy amended to allow for agricultural and forestry buildings in line with the NPPF
- Reasoned Justification amended to clarify the terms 'local area' and 'dwellings of exceptional design or quality'
- The policy does not use the word “protect” and is NPPF complaint as it requires an assessment of the identified value.

POLICY CO5 – INFILLING IN THE GREEN BELT, GREEN WEDGE, GREEN CORRIDOR AND RURAL AREA
Support
No main issues.
Against
• Section A does not reflect the wording or spirit of the NPPF. Criterion Ai is more restrictive than the NPPF by referring to infill development 'within' rather than 'in' a village • Additional restrictions under Criterion Aii regarding the size of an infill gap are unnecessary • Criterion Aii is contradictory as built-up frontages are unlikely to exist in Green Belt areas

POLICY CO5 – INFILLING IN THE GREEN BELT, GREEN WEDGE, GREEN CORRIDOR AND RURAL AREA
• Non-Green Belt areas should not be given the same level of protection as Green Belt • Too restrictive; if requirement is for buildings on both sides of the gap, this reduces the land available for development.
Other
• Greater clarity is needed as to the function and objectives of the designation of Green Corridor and Green Wedge land, to ensure the policy's requirements can be met (Hammonds Estates LLP PO2142) • Wording insufficient in comparison to predecessor DC12(ii), to ensure effective judgements are made on proposals in different parts of the rural area (Little Baddow Parish Council PO585) • Definition of 'gap' needed to specify whether this constitutes a building on both sides or just one (Environment Agency POQ714) • Section B should establish where mitigation would be required to avoid negatively impacting water quality, biodiversity and habitat (Environment Agency POQ714) • Section A could better acknowledge potential for more than one dwelling being placed within one infill spot • The requirement that development does not detract from "function and objective of the designation" is unnecessary as it is a repeat of CO4 • Policy makes no reference to all three dimensions of sustainability: social, economic and environmental • Amending the criterion to read: 'the site is a small gap of locally characteristic proportions sited between dwellings and/or within groups of dwellings', to give flexibility to the interpretation of the wording • Criterion A)ii should be removed as it is against the spirit of the NPPF • The term 'character of the area' under B)ii is likely to be unduly restrictive upon infill residential development.
Alternatives considered
No main issues.

Council Response/Action

- General comments have been noted
- Policy and Reasoned Justification updated and strengthened for example to clarify the definition of a 'Village' washed over by the Green Belt and to ensure assessment of character
- Green Wedges/Corridors are valued landscapes as supported by the LP evidence base.

POLICY CO6 – CHANGE OF USE (LAND AND BUILDINGS) AND ENGINEERING OPERATIONS
Support
No main issues.
Against
• Policy could limit Anglian Water's ability to continue to provide wastewater services to customers in that it is unclear whether any required development would be considered to be appropriate in the Green Wedge (Anglian Water Services Ltd PO1507).
Other
• The term "engineering operations" needs to be defined, as not all would be acceptable in a rural area • Include betterment from existing flood risk and preferably dry floors in a 1%/0.5% annual probability flood event including climate change (Environment Agency POQ714) • Be clear what access/egress requirements will be required to make the development 'safe' (Environment Agency POQ714) • Include specific reference to protection of existing amenity for residents and others, as achieved by predecessor DC57(iv) - as well as explicit cross-reference to Policy PA1 (Protecting Amenity) in Policy C06 (Little Baddow Parish Council PO585).
Alternatives considered
No main issues.

Council Response/Action

- General comments have been noted
- Policy has been amended to clarify its scope for example to make clear that it allows for changes of use in addition to dwellings
- Policy includes a ten year test which is more restrictive than existing Core Strategy Policy DC57
- The vulnerability of sites in relation to flood zones is covered by Policy NE3.

POLICY CO7 – EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGES, GREEN CORRIDORS AND RURAL AREA
Support
No main issues.
Against
• Policy could limit Anglian Water's ability to continue to provide wastewater services to customers in that it is unclear whether any required development would be considered to be appropriate in the Green Wedge (Anglian Water Services Ltd PO1507).
Other
• Include specific reference to protection of existing amenity for residents and others, as achieved by predecessor DC57(iv) (Little Baddow Parish Council PO585) • Address potential loss of off-road car parking spaces that arise from extensions (Little Baddow Parish Council PO585) • Cross-reference to CCC parking standards policy (MP5) to ensure applicants are aware of these (Little Baddow Parish Council PO585) • Reference to original size of house is crucial to inhibit incremental over-development.
Alternatives considered
No main issues.

Council Response/Action

- General comments have been noted
- The policy will allow for appropriate extensions to buildings for essential infrastructure
- Amenity and parking standards are covered by other LP policies
- Reference to 'original' dwelling is a Green Belt test within the policy.

POLICY CO8 - RURAL AND AGRICULTURAL/FORESTRY WORKERS DWELLINGS
No comments provided.

Council Response/Action

- Policy reviewed and amended for clarity.

Protecting the Historic Environment

Responses to Question 6 - Do you agree with the other Local Plan Policies that cover housing, employment, the environment and design?

	Number of responses	Yes	No	No response
Policy HE1 - Designated Heritage Assets	120	100	20	2,683
Policy HE2 - Non-Designated Heritage Assets	113	94	19	2,690
Policy HE3 - Archaeology	121	107	14	2,682
Further comments made to Q6	181	N/A	N/A	2,622

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Policy HE1 - Designated Heritage Assets	4	1	1	2	2,797
Policy HE2 - Non-Designated Heritage Assets	5	2	1	2	2,796
Policy HE3 - Archaeology	3	0	0	3	2,798
Further comments made to Q9	174	14	45	115	2,627

POLICY HE1 - DESIGNATED HERITAGE ASSETS
Support

POLICY HE1 - DESIGNATED HERITAGE ASSETS

- Support given for the policy (Historic England POQ558, Hammonds Estates LLP PO2146)
- Welcome provision for future designations of conservation areas and specific provision for the landscape setting (Historic England POQ558).

Against

- Concern that policy does not conform with the NPPF (Barton Willmore POQ481)
- The proposal to demolish a Listed Building should only be approved if the building is beyond repair and unfit for use
- Protection for historic areas in North Chelmsford is not given
- Listed buildings should be protected but should not be considered of more value to the Local Plan than other properties.

Other

- The splitting of Historic Environment policies into the three policies does not reflect the NPPF (Essex County Council PO1559)
- In relation to paragraph 8.93 the character of a conservation area can also be affected by inappropriate development outside the boundary of the area itself
- The NPPF does not require heritage assets to be preserved in the manner set out in sub-sections A and B (Hammonds Estates LLP, PO2146).

Alternatives considered

- Some areas need to be rephrased to be positive sentences rather than negative ones and to ensure each section complies with the NPPF (Historic England POQ588)
- Refer to the National Heritage List for England as the source for these assets (Essex County Council PO1559)
- Refer to consideration for public benefits that may arise from a proposal when assessing development that may result in harm or loss of a heritage asset in line with the NPPF (Hammonds Farm Estate LLP PO2146)
- Make a distinction between the two tests included in paragraphs 126 to 141 of the NPPF for designated heritage assets (Gladman Developments Ltd PO1640).

Council Response/Action

- General comments and support have been noted
- Policy amended and updated to align more closely with the NPPF
- Reference to the National Heritage List for England has been added to Policy S5
- Policy has been amended to include positive wording in respect of Registered Parks and Gardens and Scheduled Monuments.

POLICY HE2 - NON-DESIGNATED HERITAGE ASSETS
Support
• In compliance with NPPF (Barton Willmore POQ481).
Against
• Policy does not protect heritage assets fully and needs to be amended.
Other
• Protected Lanes have characteristics requiring them to have their own separate policy (Little Baddow Parish Council PO588).
Alternatives considered
• Non-designated assets of archaeological interest should also be considered under the policy (Historic England POQ588) • Revise to cover all Non-Designated Heritage Assets including CCC's Buildings of Local Value document (Essex County Council PO1559) • Amend wording to read: '...Essex Gardens Trust, the Protected Lanes Study by Essex County Council, and the Historic Environment Record maintained by Essex County Council on behalf of Chelmsford City Council.'

Council Response/Action

- General comments and support have been noted
- Policy S5 has been amended to include reference to Protected Lanes and all other Non-Designated Assets within the Reasoned Justification
- The issue of Protected Lanes is most appropriately dealt with through this Policy rather than as a stand alone issue
- Policy has been re-ordered to include consideration of an asset's setting, for clarity and consistency
- Policy HE3 amended to reflect comments in respect of non-designated assets of archaeological interest.

POLICY HE3 - ARCHAEOLOGY
Support

POLICY HE3 - ARCHAEOLOGY
• Welcome provision for protection and enhancement of archaeology. CCC should liaise with County Archaeologists at the site allocation stage (Historic England POQ588).
Against
No main issues.
Other
• Refer to the Essex Historic Environment Record (Essex County Council PO1559) • Clarify what "in some circumstances" means in paragraph 8.98 (Essex County Council PO1559) • A non-designated archaeological site is of equivalent significance to a Scheduled Monument and should be treated the same.
Alternatives considered
• LP should include a policy relating to historic landscape character (Historic England POQ588).

Council Response/Action

- General comments and support have been noted
- Policy and Reasoned Justification have been amended to take account of ECC's comments
- Reference to historic landscape character has been added into Policy S14 (previously S13 in the PO LP).

Protecting the Natural Environment

Responses to Question 6 - Do you agree with the other Local Plan Policies that cover housing, employment, the environment and design?

	Number of responses	Yes	No	No response
Policy NE1 - Ecology and Biodiversity	124	109	15	2,679
Policy NE2 - Trees, Woodland and Landscape Features	150	116	34	2,653
Policy NE3 - Flooding/SuDS	143	103	40	2,660

	Number of responses	Yes	No	No response
Policy NE4 - Renewable and Low Carbon Energy	122	97	25	2,680
Further comments made to Q6	181	N/A	N/A	2,621

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Policy NE1 - Ecology and Biodiversity	5	0	3	2	2,796
Policy NE2 - Trees, Woodland and Landscape Features	3	2	0	1	2,798
Policy NE3 - Flooding/SuDS	3	1	0	2	2,798
Policy NE4 - Renewable and Low Carbon Energy	1	0	0	1	2,800
Further comments made to Q9	174	14	45	115	2,627

POLICY NE1 - ECOLOGY AND BIODIVERSITY
Support
• Support the policy and attenuation ponds in managing surface water and creating new wildlife habitats (Environment Agency POQ714) • In compliance with NPPF (Barton Willmore POQ481).
Against
• Policy does not include a clear strategy for protecting and enhancing the natural environment (Natural England PO2165) • Amendments are necessary as this does not adequately reflect section 11 of the NPFF (Hammonds Estates LLP PO2147).
Other

POLICY NE1 - ECOLOGY AND BIODIVERSITY
• Consider implementing a vision for tree lined streets including "live walls" and planting a tree for every house built.
Alternatives considered
• There is no specific policy on protecting the water environment or mention of the Water Framework Directive (Environment Agency POQ714) • There is a need to demonstrate that a scheme will not be detrimental to groundwater or surface water quality (Environment Agency POQ714) • Features to enhance the water environment could be included where feasible (Environment Agency POQ714) • Development sites where protected species are likely or are present must be surveyed and appropriate mitigation measures put in place (Environment Agency POQ714) • Include a firmer commitment to achieving net-gain and enhancement in biodiversity and ecological networks (Natural England PO2165) • Amend to reflect paragraph 118 of the NPPF which refers to planning permission being refused where significant harm from development cannot be avoided (Gladman Developments Ltd PO1641).

Council Response/Action

- General comments and support have been noted
- Reasoned Justification amended to include biodiversity enhancement examples
- Policy amended to better align with the NPPF
- Scope of policy has been expanded for example to include priority habitats and water features to create and restore wildlife habitats.

POLICY NE2 - TREES, WOODLAND AND LANDSCAPE FEATURES
Support
• Support the policy (Environment Agency POQ714) • In compliance with NPPF (Barton Willmore POQ481).
Against
No main issues.
Other

POLICY NE2 - TREES, WOODLAND AND LANDSCAPE FEATURES
No main issues.
Alternatives considered
• Recommend strengthening links between NE2 and Policy S6 by referring to ancient woodland protection and aged/veteran trees within both (Natural England PO2165) • Needs further clarity regarding need to mitigate or compensate for significant harm, if it cannot be avoided (Hammonds Estates LLP PO2147) • Policy should include planting trees within new developments to mitigate the impact on climate change.

Council Response/Action

- Support has been noted
- Policy amended to include reference to Ancient Woodlands and aged/veteran trees, and to better align with the NPPF
- New tree planting is covered by reworded Policy MP2.

POLICY NE3 - FLOODING/SUDS
Support
• Support the policy (Environment Agency POQ714, Natural England PO2165) • In compliance with NPPF (Barton Willmore POQ481).
Against
• Criterion Bi suggests development would knowingly take place in areas that are at risk of flooding • Development should only be allowed in Flood Zones 1 and 2.
Other
• Safe access/egress may not always be possible but can be managed in other ways such as through an evacuation plan (Environment Agency POQ714) • Consider the role that natural flood management (rural SuDS) may have in reducing flood risk (Natural England PO2167) • The number and quality of sustainable drainage systems needs to be significantly improved.

POLICY NE3 - FLOODING/SUDS
Alternatives considered
• Needs to clarify what is meant by safe and how it can be made safe, in accordance with Policy S3 (Environment Agency POQ714) • Criterion Aii must consider how the flood impact to other areas is assessed • Add to Criterion 'Aii' that development should look for betterment (Environment Agency POQ714) • Criterion Bii' appears to be in the wrong place between 2 fluvial flood risk matters. Suggest that it be moved to the surface water section (Environment Agency POQ714) • Add a policy based on the flood alleviation scheme being built, as a safeguard against the eventuality that it does not go ahead (Environment Agency POQ714) • Strengthen to ensure SuDs are utilised before considering discharging surface water into the public sewerage network (Anglian Water - PO1509) • Make specific reference should be made to foul water treatment and disposal.

Council Response/Action

- General comments and support have been noted
- Scope of the policy considered to be appropriate
- Policy amended to require betterment and how it can be made safe
- Reasoned Justification amended to include further reference to SuDS and the discharge of surface water into the public sewerage network.

POLICY NE4 - RENEWABLE AND LOW CARBON ENERGY
Support
• Support policy (Environment Agency POQ714, Historic England POQ588).
Against
No main issues.
Other
No main issues.
Alternatives considered

POLICY NE4 - RENEWABLE AND LOW CARBON ENERGY
• Revise to include maximisation of delivery of green growth (e.g. provision of renewable energy at micro and larger scales) while avoiding or minimising impacts to the natural environment, including cumulative landscape and visual impacts (Natural England PO2165). • Consider a policy relating to the inclusion of renewable technologies within conservation areas (Historic England POQ588).

Council Response/Action

- Policy and Reasoned Justification amended to include reference to the natural and historic environment.

Delivering and protecting Community Facilities

Responses to Question 6 - Do you agree with the other Local Plan Policies that cover housing, employment, the environment and design?

	Number of responses	Yes	No	No response
Policy CA1 - Delivering Community Facilities	126	84	42	2,677
Policy CA2 - Protecting Community Facilities	140	91	49	2,663
Further comments made to Q6	181	N/A	N/A	2,622

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Policy CA1 - Delivering Community Facilities	2	1	1	0	2,799
Policy CA2 - Protecting Community Facilities	4	1	3	0	2,797

	Number of responses	Support	Object	Other	No response
Further comments made to Q9	174	14	45	115	2,627

POLICY CA1 - DELIVERING COMMUNITY FACILITIES
Support
• Support for the policy which seeks to deliver valued community facilities • Policy is broadly welcomed (Sport England PO762, Hammonds Estate LLP PO2149).
Against
• The reasoned justification does not define the scope of community facilities so it unclear what the scope of the policy will be and therefore there is potential for it to be misinterpreted. The plan should give an indication of the common types of facilities that would be expected to be considered as community facilities (Sport England PO762).
Other
• Pubs should have a separate policy. For examples of model pub protection policies, see the adopted policies of Cambridge and the draft policies of the London Borough of Tower Hamlets • Should also refer to enhancing existing facilities (Sport England PO762) • Set out clear support for the provision of sports facilities.
Alternatives considered
• The value of pubs is recognised by the NPPF and should have a bespoke policy • Suggest a separate, specific policy should be included in the LP to support proposals for new indoor and outdoor facilities. This would encourage provision of facilities for the local community, and facilities for meeting the City needs, including students (Anglia Ruskin University POQ535) • Polices S7, CA1 and CA2 could be made into a single policy to promote and protect community and cultural facilities and opportunities (Theatres Trust PO859).

Council Response/Action

- General comments and support have been noted
- Policy CA2 sets out how public houses will be protected
- Policy has been amended to cover new facilities and extensions to existing facilities

- Further examples of the type of facilities covered by the policy is provided in the updated Reasoned Justification
- It is considered appropriate to separate policies which seek to deliver new and protect existing facilities.

POLICY CA2 - PROTECTING COMMUNITY FACILITIES
Support
• Intention of policy is welcomed as it seeks to protect community facilities (Sport England PO763) • Development of new cultural and community facilities will be supported and should enhance the well-being of the local community, and the vitality and viability of centres (Theatres Trust PO859)
Against
• The reasoned justification does not define the scope of community facilities so it unclear what the scope of the policy will be and therefore there is potential for it to be misinterpreted. The plan should give an indication of the common types of facilities that would be expected to be considered as community facilities (Sport England PO763).
Other
• Should also refer to enhancing existing facilities (Sport England PO762) • Major developments are required to incorporate, where practicable, opportunities for cultural activities to widen public access to art and culture (Theatres Trust PO859) • The loss or change of use of existing cultural and community facilities will be resisted unless replacement facilities are provided on site or within the vicinity which meet the need of the local population, or necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or it has been demonstrated that there is no longer a community need for the facility or demand for another community use on site (Theatres Trust PO859).
Alternatives considered
• Polices S7, CA1 and CA2 could be made into a single policy to promote and protect community and cultural facilities and opportunities (Theatres Trust PO859) • Should only permit change of use or redevelopment as a last resort

POLICY CA2 - PROTECTING COMMUNITY FACILITIES
• There should be an indication of the common types of facilities covered by this policy (Sport England PO763) • Guidance is needed to cover proposals affecting sports facilities and playing fields to be consistent with paragraph 74 of the NPPF (Sport England PO763).

Council Response/Action

- General comments and support have been noted
- Policy CA2 sets out how public houses will be protected based on published guidance from the Campaign for Real Ale (CAMRA)
- Further examples of the type of facilities covered by the policy has been provided in the updated Reasoned Justification
- Policy CA1 covers enhancements to existing facilities
- It is considered appropriate to separate policies which seek to deliver new and protect existing facilities.

9- Making High Quality Places

Making places

Responses to Question 6 - Do you agree with the other Local Plan Policies that cover housing, employment, the environment and design?

	Number of responses	Yes	No	No response
Policy MP1 - Design and Place Shaping Principles	89	62	27	2,714
Policy MP2 - High Quality Design	96	71	25	2,707
Policy MP3 - Sustainable Buildings	91	69	22	2,712
Policy MP4 - Design specification for dwellings and houses in multiple occupation	87	62	25	2,716
Policy MP5 - Parking Standards	98	67	31	2,705
Policy MP6 - Tall Buildings	95	59	36	2,708
Policy MP7 - Provision of Broadband	91	75	16	2,712
Further comments made to Q6	181	N/A	N/A	2,622

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Policy MP1 - Design and Place Shaping Principles	6	2	0	4	2,795
Policy MP2 - High Quality Design	1	1	0	0	2,800
Policy MP3 - Sustainable Buildings	2	0	0	2	2,799
Policy MP4 - Design specification for dwellings and houses in multiple occupation	1	1	0	0	2,800

	Number of responses	Support	Object	Other	No response
Policy MP5 - Parking Standards	2	1	0	1	2,799
Policy MP6 - Tall Buildings	1	0	0	1	2,800
Policy MP7 - Provision of Broadband	4	3	1	0	2,797
Further comments made to Q9	174	14	45	115	2,627

POLICY MP1 – DESIGN AND PLACE SHAPING PRINCIPLES
Support
• Support this policy, as it seeks to meet the highest standards of built and urban design (Essex County Council PO1562) • Support the policy (Historic England POQ588, Hammonds Estates LLP PO2151).
Against
• Too prescriptive; requires all new development to reflect all of the principles listed instead of simply those which are appropriate (Gladman Developments Ltd PO1642) • Concern that policy does not conform with the NPPF (Barton Willmore POQ481) • Too many tall buildings will alter the character and landscape of Chelmsford.
Other
• New developments do not have enough parking or garden space • A mixture of building heights should be supported • Commercial vans parking overnight on residential roads is a problem that needs addressing • Paragraph 9.7 should make it clear what CCC is doing with all the other conservation areas • At 9.7, it should be made clear what CCC is doing with all the other conservation areas • Too aspirational and unrealistic in seeking highest quality design (Barton Willmore POQ481).
Alternatives considered
• Public art should be required at Growth Site Allocations, Opportunity Site Allocations and other Growth Areas • Consideration could be given to provide a policy on health and well-being, and to the 10 principles promoted by Sport England and Public Health England in their 'Active Design Principles' publication (Essex County Council PO1562)

POLICY MP1 – DESIGN AND PLACE SHAPING PRINCIPLES
• Reasoned justification should advocate the use of the Essex Design Guide, which is currently under review (Sport England PO764) • Should mention consideration for the historic environment (Historic England POQ588) • Needs more emphasis on public realm.

Council Response/Action

- General comments and support have been noted
- Policy re-ordered in PS LP to Policy MP2
- Policy amended to refer specifically to major developments as it was previously too prescriptive for all new development
- Reference to Sport England guidance added to the Reasoned Justification
- Reference to the historic environment added to the policy
- Policy and Reasoned Justification amended to better reflect public realm and public art requirements
- Further design guidance will be be contained within a future Supplementary Planning Document which will consider the Essex Design Guide
- Reference to minimising natural resources added to the policy to reflect Sustainability Appraisal objectives.

POLICY MP2 – HIGH QUALITY DESIGN
Support
• Support is given for this policy (Hammonds Estates LLP PO2154).
Against
No main issues.
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- Support for policy is noted
- Policy re-ordered in PS LP to Policy MP1
- Minor amendments to policy for consistency and clarity and to refer to the historic environment.

POLICY MP3 – SUSTAINABLE BUILDINGS
Support
• Support the policy - especially the commitment to reduce carbon dioxide emissions, and the water resource aspects of new homes (Environment Agency POQ714).
Against
No main issues.
Other
• New dwellings should be sustainable in terms of flood risk for the lifetime of the development, which is 100 years for housing (Environment Agency POQ714) • Provide robust evidence of need to justify the inclusion of the Building Regulations optional requirement for water efficiency in line with the Planning Practice Guidance (Gladman Developments Ltd PO1643) • Requirements are subject to viability considerations which need to be mentioned (Barton Willmore POQ481) • All of the requirements set out in Policy MP3 need to be tested, alongside the other Local Plan requirements, through the whole plan viability assessment (Gladman Developments Ltd PO1643) • New housing should be more energy efficient.
Alternatives considered
• Houses should be built with triple glazing and solar PV panels • New dwellings and non-residential units should be required to have renewable energy generation.

Council Response/Action

- General comments and support have been noted

- Reference to 'the lifespan of a development' added to Reasoned Justification (see also Policy NE3)
- Optional requirement for water efficiency is justified by Environment Agency evidence identifying Essex as an area of Water Stress
- The LP PS is supported by the whole LP Viability Assessment
- Building regulations will set out the latest requirements for energy efficiency and energy generation in new buildings.

POLICY MP4 - DESIGN SPECIFICATION FOR DWELLINGS AND HOUSES IN MULTIPLE OCCUPATION
Support
• High density housing makes the most efficient use of land for housing.
Against
No main issues.
Other
• Provide sufficient evidence to justify adoption of design and space standards (Gladman Developments Ltd PO1637) • The size and type of dwellings currently being built in the area should be specified, to ensure the impacts of adopting space standards can be properly assessed • The impact of adopting the space standard should be considered as part of the viability assessment • There may need to be a reasonable transmission period following adoption of a new policy.
Alternatives considered
No main issues.

Council Response/Action

- General comments have been noted
- The inclusion of national space standard is supported by the emerging LP evidence base
- Additional Reasoned Justification text has been added to assess number of occupants in an HMO.

POLICY MP5 - PARKING STANDARDS
Support
• Support the policy (Essex County Council PO1562)
Against
No main issues.
Other
• A more flexible approach to the application of parking standards in Chelmsford City Centre is needed • Revise car parking standards and justify those in the LP (Broomfield Parish Council POQ524) • Chelmsford should evaluate the specifics of its own location before applying the very broad "Essex Parking Standards – Design and Good Practice (2009)" guidance (Lichfields PO1941).
Alternatives considered
No main issues.

Council Response/Action

- General comments noted
- The Essex Parking Standards provide a comprehensive countywide framework. The policy has sufficient flexibility to enable a deviation from the standards to respond to the specific context of Chelmsford where appropriate.

POLICY MP6 – TALL BUILDINGS
Support
No main issues.
Against
No main issues.
Other

POLICY MP6 – TALL BUILDINGS
• Greater building height flexibility would help to increase development densities and easily meet growing residential and commercial demand (Lichfields PO1941) • Restrictive as to where tall buildings would be supported in Chelmsford.
Alternatives considered
• Strengthen wording to include "heritage assets" or "heritage environment" and make reference to any assessment of key views and features (Historic England POQ588).

Council Response/Action

- General comments noted
- Policy and Reasoned Justification updated including new references to heritage assets in response to Historic England comments
- Policy provides sufficient flexibility and ensures tall buildings are located in the most suitable locations.

POLICY MP7 – PROVISION OF BROADBAND
Support
No main issues.
Against
• Broadband in new developments is inadequate and often lacks basic fibre infrastructure.
Other
• Minimum broadband speeds should constitute part of the planning permission.
Alternatives considered
• Strengthen so developers are compelled to engage with the network operators, rather than encouraged (Essex County Council PO1564) • ECC notes that internal wiring is now becoming a requirement of Building Regulations and considers that internal wiring should allow connectivity to the external network now, and not when it becomes available (Essex County Council PO1564)

POLICY MP7 – PROVISION OF BROADBAND
• Should be installing fibre-to-the-premises (FTTP), not copper lines to exchanges • Reference to British Telecom should be removed as there are other networks available, and provision should not be restricted to a single operator, even if they are the largest operator (Essex County Council PO1564).

Council Response/Action

- General comments are noted
- Reasoned Justification amended to provide clarity and precision following comments from ECC.

Protecting Amenity

Responses to Question 6 - Do you agree with the other Local Plan Policies that cover housing, employment, the environment and design?

	Number of responses	Yes	No	No response
Policy PA1 - Protecting Amenity	109	84	25	2,694
Policy PA2 - Contamination and Pollution	104	84	20	2,699
Further comments made to Q6	181	N/A	N/A	2,622

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Policy PA1 - Protecting Amenity	2	1	0	1	2,799
Policy PA2 - Contamination and Pollution	2	0	1	1	2,799
Further comments made to Q9	174	14	45	115	2,627

POLICY PA1 – PROTECTING AMENITY
Support
• Support the policy (Little Baddow Parish Council PO584).
Against
No main issues.
Other
• Should ensure that land/building occupiers are not adversely affected by existing uses including sewage treatment (Anglian Water Services Ltd PO1511) • Part ii could also include pollution to water environment, which also has an impact on amenity (Environment Agency POQ714).
Alternatives considered
No main issues.

Council Response/Action

- General comments and support are noted
- Policy and Reasoned Justification amended to ensure the impact of existing uses is considered
- The policy sets out the types of emissions which would be equally applicable to all environments including the water environment.

POLICY PA2 – CONTAMINATION AND POLLUTION
Support
• Policy is acceptable (Environment Agency POQ714) • Air pollution needs to be considered for all new development.
Against
• Concern that pollution will exceed EU levels at several site allocations.
Other
• Consider odours from waste centres at Winsford Way and the skip site at Essex Regiment Way (Environment Agency POQ714).
Alternatives considered

POLICY PA2 – CONTAMINATION AND POLLUTION
No main issues.

Council Response/Action

- General comments and support are noted
- Minor amendments to the Policy have been made
- Impact of nearby uses, including odours, is covered by amended Policy PA1 in the PS LP.

10- Monitoring and Implementation

Monitoring Framework

Responses to Question 8 - Do you have any comments on other sections of the Preferred Options Consultation Document and its supporting Evidence Base?

	Number of responses	No response
10. Monitoring and Implementation	3	2,791
Further comments made to Q8	84	2,719

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
10. Monitoring and Implementation	2	0	0	2	2,799
Further comments made to Q9	174	14	45	115	2,627

MONITORING FRAMEWORK
Support
No main issues.
Against
No main issues.
Other
No main issues.
Alternatives considered
• Indicators should monitor the effect of the Plan on biodiversity (Natural England PO2171) • Include other indicators such as completion of conservation area action plans & management plans (Historic England POQ588)

MONITORING FRAMEWORK
• Consider implementing system to monitor air quality around the entire city • Monitoring sources for HE2 and HE3 should include reference to the Historic Environment Record maintained by Essex County Council.

Council Response/Action

- Monitoring framework has been updated to reflect the PS LP
- Monitoring indicators in respect of the comments from Natural England are picked up within the Sustainability Appraisal
- Reference to the monitoring of the completion of conservation area action plans and management plans has been added against Policy S5
- The Air Quality Management Impact Assessment assesses the air quality in the Local Plan area. Policy PA2 in the monitoring framework covers this issue
- Reference to the Historic Environment Record maintained by Essex County Council has been added to Policies HE2 and HE3.

Appendix A- Development Standards

Responses to Question 8 - Do you have any comments on other sections of the Preferred Options Consultation Document and its supporting Evidence Base

	Number of responses	No response
Appendix A - Development Standards	4	2,799
Further comments made to Q8	84	2,719

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Appendix A - Development Standards	4	0	1	3	2,797
Further comments made to Q9	174	14	45	115	2,627

APPENDIX A- DEVELOPMENT STANDARDS
Support
• High-quality design is needed to improve locations and encourage environmental sustainability.
Against
• These standards result in people being crammed into tiny residential plots.
Other
No main issues.
Alternatives considered
• There should be a covenant on the design of houses in each area so that new developments match the established character • The proximity standards in Table 14 (Criteria A and B) offer two different options for three storey buildings (Little Baddow Parish Council PO591).

Council Response/Action

- Support has been noted
- The garden standards are for guidance only and the minimum standards for the smallest units have not changed from the existing Core Strategy. The proximity standards have also not changed
- The PS LP introduces the Government's minimum internal space standards for new dwellings
- This section does not cover house design - see updated Policy MP2 will requires development to respond positively to local character and context
- Table 14 (now Table 9 in the PS LP) has been amended so that Criterion A refers to parallel buildings and Criterion B to 4 or more storey buildings. Figure 35 has also been amended accordingly.

Appendix B- Evidence Base

Responses to Question 8 - Do you have any comments on other sections of the Preferred Options Consultation Document and its supporting Evidence Base

	Number of responses	No response
Appendix B - Evidence Base	44	2,759
Further comments made to Q8	84	2,719

Note that where no comments were received in reference to this appendix under Question 9.

APPENDIX B - EVIDENCE BASE
Support
No main issues.
Against
• Concerns regarding the robustness of traffic modelling evidence from Ringway Jacobs (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1576 PO1902, Gateway 120, Cirrus Land LLP POQ550) • Traffic data obtained from the 2011 census is not considered to be an accurate reflection of the current situation around Chelmsford • In “You Said, We Did”, Q20 is misleading as Option 1 was not favoured, none of the options were (Broomfield Parish Council POQ524) • In "You Said, We Did", Q22 is misleading as a clear pattern of support emerged for locations along the A12/A130 south corridor (Broomfield Parish Council POQ524) • In "You Said, We Did", Q10 regarding car park facilities in Chelmsford or SWF should take the approach of improving public transport before reducing the number of parking spaces • In "You Said, We Did", Q1 regarding agricultural land is misleading as Grade 4 land at Danbury/Little Baddow is not environmentally constrained, and there is no differentiation between Grade 3a and Grade 3b • Growth locations in North and West Chelmsford are not proven in the evidence base to be consistent with the principles of sustainable development (Newlands Spring Residents Association POQ681, Gateway 120, Cirrus Land LLP POQ550) • Concern that there are gaps in the evidence base as not all of the supporting documentation used to inform the PO has been published for consultations (Hammonds Estates PO1939)

APPENDIX B - EVIDENCE BASE

- There are discrepancies in the way the methodology in the Landscape Sensitivity and Capacity Assessment has been applied, resulting in an underestimation of landscape sensitivity and over estimation of housing capacity throughout Chelmsford (Hammonds Estates LLP PO1939)
- Concern that IDP, Highways Junction Modelling and CIL Charging Schedule are not yet available to view
- Land by Seven Ash Green has been incorrectly labelled as "Accessible Natural Green Space" in the Open Space Study. This area is entirely fenced off from the public (New Hall Properties (Eastern) Ltd POQ562)
- The evidence base does not include enough on road infrastructure to be able to make appropriate decisions on the planned infrastructure featured in the LP
- The Local Wildlife Sites Review 2016 have not acknowledged sites 3a, 3b or 3c
- Trajectories throughout the Evidence Base do not take into account the traffic volume and projected vehicle pollution.

Other

- The evidence base does not take into account existing Parish Plans, Village Design Statements and Community Landscape Character Assessments (Borham Conservation Society POQ470, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1925, POQ524, PO1906, PO1930)
- SA should robustly and transparently assess potential spatial options to determine their sustainability (Hammonds Estates LLP PO1939)
- Highway modelling should be based of peak times of 6.45-8am and 4.45-7pm in SWF
- The report submitted by Ringway Jacobs does not regard Sandford Road as being over capacity. The map provided of the area has the legend covering the road so cannot be viewed properly
- Issues with viewing the Evidence Base reports and links within them online
- The evidence base could supply more information in regards to community shops and facilities
- Suggest that including a Topic Paper for the historic environment may be useful in drawing this evidence together, and expanding to include other studies such as a Green Belt study (Historic England POQ558)
- Emerging Green Infrastructure Strategy must inform the final LP and it's SA and HRA (Natural England PO1488)
- The evidence base should include a review of the Green Belt.

Alternatives considered

No main issues.

Council Response/Action

- General comments have been noted
- Appendix re-ordered in PS LP
- A proportionate and robust evidence base supported the PO LP consultation
- Further evidence base documents have been updated or completed to support and inform the PS LP and this is reflected in the updated list provided in Appendix F including the Green Infrastructure Strategy 2017, Revised Local Development Scheme 2017, Protected Lanes Update 2017 and Sequential and Exception Tests
- This PO 'You Said We Did' feedback document is published alongside the PS LP document
- A Duty to Co-operate Position Statement will be produced to provide an updated position alongside publication of the PS LP
- National planning policy is clear that the boundaries of the Green Belt should only be altered in exceptional circumstances. Given that adequate suitable non-Green Belt land was identified through the SLAA, a Green Belt Review is not considered necessary to inform this LP
- A series of Topic Papers are being produced
- The updated DSB Technical Note includes an updated village services and facilities audit
- Junction modelling and PS LP traffic modelling reports use the actual peak hour times for SWF.

Appendix C- Housing Site Breakdown

Responses to Question 8 - Do you have any comments on other sections of the Preferred Options Consultation Document and its supporting Evidence Base

	Number of responses	No response
Appendix C - Housing Site Breakdown	10	2,793
Further comments made to Q8	84	2,719

Note that where no comments were received in reference to this appendix under Question 9.

APPENDIX C - HOUSING SITE BREAKDOWN
Support
No main issues.
Against
No main issues.
Other
• 1% of total allocations have come from smaller sites (developments of 20 dwellings or less), which does not accord with the proposed changes to the NPPF suggesting 10% should come from smaller sites
Alternatives considered
No main issues.

Council Response/Action

- Appendix re-ordered and updated in the PS LP
- General comments have been noted
- It is considered that there is a sufficient mix of sites within the PS LP
- Site allocations have been reviewed and updated accordingly in the PS LP.

Appendix D- Development Trajectories

Responses to Question 8 - Do you have any comments on other sections of the Preferred Options Consultation Document and its supporting Evidence Base

	Number of responses	No response
Appendix D - Development Trajectories	21	2,782
Further comments made to Q8	84	2,719

Note that where no comments were received in reference to this appendix under Question 9.

APPENDIX D - DEVELOPMENT TRAJECTORIES
Support
No main issues.
Against
• There is an over-reliance on large sites within the Housing Trajectory. 1% of total allocations have come from smaller sites (developments of 20 dwellings or less), which does not accord with the proposed changes to the NPPF suggesting 10% should come from smaller sites • Delivery rates for north east Chelmsford are overly optimistic based upon the delivery rates achieved in the first few years of development (Hammonds Estates PO2156).
Other
• Cooperation is needed between councils to ensure development proposals remain on track and housing trajectories can be met (Maldon District Council PO1428).
Site Promoter
• Site 2 (West Chelmsford) should be phased for 2021 to 2026 (Crest Nicholson Operations Ltd POQ512) • The final sentence should be deleted on the basis that the above masterplan and allocation proposed by the Consortium includes land that is in their control and that is proposed to be developed longer term beyond the Plan period to 2036. (The North East Garden Village Consortium POQ513).

Council Response/Action

- General comments have been noted
- It is considered that there is a sufficient mix of sites within the PS LP trajectories
- The Gypsy and Traveller Trajectory has been amended to make reference to site TS1 as a specific site allocation
- All site phasing has been reviewed in conjunction with the site promoters, utility providers and other service providers as part of the Pre-Submission Local Plan.

Appendix E- Glossary

Responses to Question 8 - Do you have any comments on other sections of the Preferred Options Consultation Document and its supporting Evidence Base

	Number of responses	No response
Appendix E - Glossary	2	2,781
Further comments made to Q8	84	2,719

Note that where no comments were received in reference to this appendix under Question 9.

APPENDIX E - GLOSSARY
Support
No main issues.
Against
• There is no consistent definition of a Key Service Settlement throughout the LP (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1589, POQ524, PO1911)
Other
No main issues.
Alternatives considered
• Add a definition for "Sustainable" as it is a key aspect used in every part of the LP • Add definitions for "Garden Community" and "Garden City" (Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association PO1581, POQ524, PO1923, POQ517) • Add a definition for "Key Service Settlement" • Add definitions for "Self-Build" and "Custom Build" • Add a definition for "Cultural and Community Facilities" (Theatres Trust PO859) • Add definitions for Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, Non-designated heritage assets/Local heritage assets/Locally listed heritage assets/Locally Listed Buildings should be added to the glossary (Historic England POQ588)

APPENDIX E - GLOSSARY

- Consider amending the definition for brownfield to explain that not all brownfield land is viable for development
- Consider a definition of "Well-connected". Just because an area has a road does not make it well-connected.

Council Response/Action

- Appendix has been re-ordered and expanded in the PS LP
- The definition for Key Service Settlement has been updated
- Additional terms added include Sustainable Development, Sustainable Transport Modes, Self-build and Custom Housebuilding, Community Facilities (including cultural buildings), Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, Heritage Assets, Non-designated Heritage Assets and Buildings of Local Value
- The term Garden Community Principles in the Glossary has been changed to Garden Community/Garden City and the definition has been expanded
- Not all terms used in the Plan are considered appropriate for the glossary e.g. where terms may have different meanings depending on how they are used in the Plan.

11- Draft Proposals Maps

Responses to Question 7 - Do you agree with or have any comments on the Proposals Maps?

	Number of responses	Yes	No	No response
Chelmsford North	53	32	21	2,750
Chelmsford South	50	33	17	2,753
Map 1 - Chelmsford Urban Area	242	31	211	2,561
Map 2 - Chelmsford City Centre	71	47	24	2,732
Map 3 - South Woodham Ferrers	113	42	71	2,690
Map 4 - South Woodham Ferrers Town Centre	79	37	42	2,724
Map 5 - Battlesbridge	47	34	13	2,756
Map 6 - Bicknacre	56	34	22	2,747
Map 7 - Boreham	65	45	20	2,738
Map 8 - Broomfield	152	23	129	2,651
Map 9 - Chatham Green	52	37	15	2,751
Map 10 - Danbury	57	34	23	2,746
Map 11 - East Hanningfield	47	33	14	2,756
Map 12 - Edney Common	49	32	17	2,754
Map 13 - Ford End	48	34	14	2,755
Map 14 - Galleywood	50	40	10	2,753
Map 15 - Good Easter	49	35	14	2,754
Map 16 - Great Leighs	67	34	33	2,736
Map 17 - Great Waltham and Howe Street	57	34	23	2,746
Map 18 - Highwood (Loves Green)	47	34	13	2,756

	Number of responses	Yes	No	No response
Map 19 - Howe Green	47	34	13	2,756
Map 20 - Little Baddow	47	35	12	2,756
Map 21 - Little Waltham	61	33	28	2,742
Map 22 - Margaretting	46	34	12	2,757
Map 23 - Pleshey	46	33	13	2,757
Map 24 - Ramsden Heath	46	35	11	2,757
Map 25 - Rettendon Common	46	33	13	2,757
Map 26 - Rettendon Place	45	31	14	2,758
Map 27 - Roxwell	57	30	27	2,746
Map 28 - Runwell	49	34	15	2,754
Map 29 - Sandon	50	34	16	2,753
Map 30 - Stock	43	33	10	2,760
Map 31 - St. Luke's Park	45	36	9	2,758
Map 32 - Temple Farm and Temple Wood	44	36	8	2,759
Map 33 - West Hanningfield and Hanningfield Reservoir Treatment Works	43	33	10	2,760
Map 34 - Woodham Ferrers	64	36	28	2,739
Map 35 - Writtle	150	25	125	2,653
Further comments made to Q7	372	N/A	N/A	2,431

Responses to Question 9 - Do you wish to comment on anything else, if so please specify the nature of your comments?

	Number of responses	Support	Object	Other	No response
Map 1 - Chelmsford Urban Area	6	0	4	2	2,795
Map 2 - Chelmsford City Centre	1	0	1	0	2,800
Map 3 - South Woodham Ferrers	7	0	4	3	2,794
Map 5 - Battlesbridge	1	1	0	0	2,800
Map 7 - Boreham	3	1	1	1	2,798
Map 8 - Broomfield	2	0	1	1	2,799
Map 11 - East Hanningfield	2	1	0	1	2,799
Map 13 - Ford End	1	1	0	0	2,800
Map 17 - Great Waltham and Howe Street	1	0	1	0	2,800
Map 21 - Little Waltham	1	0	1	0	2,800
Map 25 - Rettendon Common	1	0	0	1	2,800
Map 27 - Roxwell	2	0	1	1	2,799
Map 31 - St. Luke's Park	1	0	0	1	2,800
Further comments made to Q9	174	14	45	115	2,627

Note that where no comments were received in reference to a map under Question 9, these sites have not been included in the table above.

Map Legend
Support
No main issues.
Against
No main issues.

Map Legend
Other
• The proposal maps would have been much easier to assess for constraints if they included the flood zones 2 and 3 (Environment Agency POQ714) • All of the maps are unclear and far too general, with the key being difficult to understand • Proposals are unclear from the maps • There should be a key for each proposal map to make them easier to understand.
Alternatives considered
No main issues.

Council Response/Action

- General comments have been noted
- Flood Zones are now included on the Policy Map in response to comments from the Environment Agency
- There are a large number of separate notations/designations on the maps. The Council has reviewed these in order to make them as clear as possible
- There is insufficient space on each map to include a legend. Smaller maps would reduce their clarity and ease of use.

CHELMSFORD NORTH
Support
No main issues.
Against
• The CNE Bypass is shown on the proposals maps but no funding is available. This is misleading.
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- The CNE Bypass is proposed by ECC and land is appropriately safeguarded for it on the Policy Maps to ensure it can be delivered when funding is secure

CHELMSFORD SOUTH
No comments provided.

MAP 1 - CHELMSFORD URBAN AREA
Support
• Support designated employment sites on this map (Royal London Asset Management (RLAM) PO1119).
Against
• There are errors that show an 'Open Space' designation on land within Channels that is being developed for housing (The North East Chelmsford Garden Village Consortium POQ513) • The Green Corridor boundary east of the A12 is too extensive and has not been assessed in sufficient detail (Hammonds Estates LLP PO2159) • Object to the allocation of land north of Cuton Hall Lane as open space, as it has had approved permission for a nursery and a current application for a care home (Essex County Council PO1475) • Confusion as to why the proposed Warren Farm development has been included on this map, as the site is rural land within Writtle parish • The allocation of land East of CNE Bypass and RDR as EM1 employment land is not appropriate as it does not allow full flexibility to accommodate these roads (Countryside Zest/Properties POQ571) • Land around Seven Ash Green should not be considered Green Wedge land (New Hall Properties (Eastern) Ltd POQ562) • The map shows the major proportion of residential curtilage of Greenacres in Domsey Lane as "Open Space" • The residential enclave of Domsey Lane should not be included in the Rural Area • Maldon Road should not be considered as urban • The current Site Allocations Development Plan identifies land rear of 17-37 Beach's Drive as a site allocation for residential development, but the proposals map inexplicably marks it as 'white land'

MAP 1 - CHELMSFORD URBAN AREA
• Concern that the Meteor Way allocation includes Green Wedge land that should be protected • The CNE Bypass is shown on the LP proposals maps but no funding is available meaning its delivery is uncertain • All of the maps of the north east Chelmsford area and around Little Waltham are unclear and far too general in nature.
Other
• Annotation for Writtle (Map 36) and Roxwell (Map 28) are wrong as it does not match the numbering in Table 11.3.
Alternatives considered
• The Domsey Lane Garden Community should be identified as a specific residential character area where limited infill, small scale development, redevelopment and replacement dwellings will be allowed where compatible with the existing low density verdant character.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Queries/comments regarding open space and Green Wedge designations have been assessed by the Council and it's consultants and amendments have been made where appropriate to the PS LP Policies Map
- The Green Corridor to the east of the A12 is defined by open large scale agricultural landscape. There are few substantial boundaries and vegetation away from the banks of the river is relatively sparse. Hammonds Road forms an appropriate eastern boundary to the Green Corridor, therefore, no change is proposed to the Green Corridor boundary at this location in the PS LP (Hammonds Farm LLP PO2159)
- The Green Wedge around Seven Ash Green uses the line of the continuous built-up area to the east. The land is of an open character and visually forms part of the open land which constitutes the Green Wedge. Development here would compromise the open character of the land where the river valley opens out from the constrained river corridor. Therefore, no change is proposed to the Green Wedge boundary at this location in the PS LP to maintain its integrity (New Hall Properties (Eastern) Ltd POQ562)
- The following open space designations have been amended or removed; part of the open space at Cuton Hall Lane which has a nursery built on it, the open space at Greenacres, Domsey Lane which is a residential curtilage and parts of the Channels development which is being developed for housing
- Assessment of Green Belt and Green Wedge boundaries and open space designations have also been made in response to queries raised to other maps or other parts of the Plan as well as in light of an updated evidence base.

- Settlements Boundaries define areas of predominantly built/urban development and as such they do not necessarily follow parish boundaries. Allocations West and East of Chelmsford adjoin the Urban Area of Chelmsford and continue to be shown on the Chelmsford Urban Area map
- A footnote has been added to Map 1 to clarify that the boundary of the employment allocation east of the CNE Bypass and the RDR will be confirmed through detailed design discussions in relation to these roads
- Domsey Lane is surrounded by site allocation 4, North East Chelmsford and has been included within the Urban Area Boundary of Chelmsford
- Maps have been amended to reflect changes to site allocations in the PS LP. These include changes to site boundaries, new allocations such as land to the rear of 17-37 Beach's Drive and the removal of deleted allocations such as Meteor Way
- The CNE Bypass is proposed by ECC and land is appropriately safeguarded for it on the Policies Map to ensure it can be delivered when funding has been secured
- The numbering errors on Map 1 (Writtle and Roxwell) have been corrected
- There are a large number of separate notations on the maps. The Council has reviewed these in order to make them as clear as possible.

MAP 2 - CHELMSFORD CITY CENTRE
Support
• Welcome classification of Bond Street Mall component as primary frontage (Aquila Developments POQ770).
Against
• Object to primary frontage proposed West of Bond Street (Aquila Developments POQ770).
Other
• The current Site Allocations Development Plan identifies land rear of 17-37 Beach's Drive as a site allocation for residential development, but the proposals map inexplicably marks it as 'white land'.
Alternatives considered
• Include the garage at the end of St Margaret's Road within 1b, as this land could provide access to the A138 for the new development • Request primary frontage proposed West of Bond Street is redefined to extend only to car park entrance running south from the Mall (Aquila Developments POQ770).

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Adjustment has been made to the Primary Frontage of Bond Street following comments received. This includes an extension to cover the entire frontage of the John Lewis building
- Other minor amendments have been made to refine the frontages in the PS LP
- Map 2 includes land rear of 17-37 Beach's Drive as a housing allocation
- Main vehicular access to Essex Police Headquarters and Sports Ground will be from Kingston Crescent following advice from Essex Highways.

MAP 3 - SOUTH WOODHAM FERRERS
Support
No main issues.
Against
• The proposals maps should reflect the area from the Cold Norton junction on the B1012 to Rettendon Turnpike (Maldon District Council PO1428) • There is a gap between the Urban Area Boundary to the rear of the properties at Willow Grove and the proposed new site allocation leaving the gardens of these properties less suitable for development. However, these gardens could potentially be accessed and developed from the side of the newly allocated sites rather than as backland development.
Other
• Query the boundary proposed around the new petrol filling station at Fenn Roundabout.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Cold Norton is outside the administrative area of Chelmsford but the junction of the B1012 and Woodham Road, leading to Cold Norton, is shown on Map 3
- The Urban Area Boundary of South Woodham Ferrers includes site allocation 7 North of South Woodham Ferrers. To avoid a gap between the Urban Area Boundary and the new

site allocation, the entire rear gardens of the properties at Willow Grove are included in the Urban Area Boundary
- The petrol station is built and therefore included within the Urban Area Boundary.

MAP 4 - SOUTH WOODHAM FERRERS TOWN CENTRE
No comments provided.

MAP 5 - BATTLESBRIDGE
Support
• Supportive of no changes to Battlesbridge (Rochford District Council POQ531).
Against
No main issues.
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- Support has been noted
- Although the Policies Map for the PS LP has been updated/amended, no changes are proposed around Battlesbridge.

MAP 6 - BICKNACRE
No comments provided.

MAP 7 - BOREHAM
Support
• No objection to several minor changes to the boundary including inclusion of all of Lion Inn (Boreham Parish Council POQ290) • Support the Green Corridor and especially its use at Boreham.
Against
• Strongly object to changing the Defined Settlement Boundary to include 11-21 Porters Park, Restmoor to Kou-en, as there no planning reason or benefit to include this ribbon. There are other ribbons of houses on the edge of the village which are not included (Boreham Parish Council POQ290) • Strongly object to the extent of the Green Corridor between Boreham village and Boreham Interchange, and request that it extends no further than the B1137 (Aquila Developments POQ770) • Objection to the inclusion of land around the Lion Inn • The existing Defined Settlement Boundary which stops at Shearers Way should remain • Object to inclusion of new land within settlement boundary north of the B1137, as it will enable developers of neighbouring land to argue their development is a natural infill and if land to the north is included, the natural extension would be to include land to the south • Widening the boundary will encourage additional development in the future.
Other
• No main issues.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- The dwellings in Porters Park and Restmoor to Kou-en form a consolidated built up run of residential development. Dukes Wood Close, the Cook Inn and the two dwellings on Waltham Road are already in the Defined Settlement Boundary (DSB) of Boreham. This stretch of development connects the ribbon of housing to the east with the rest of Boreham to the west. There is no visual or physical separation so these properties are correctly

included in the DSB in accordance with criterion 2 of the Urban Area and Defined Settlement Boundary Review Technical Note (SB Note for short). It would be inconsistent with other DSBs to exclude this stretch

- The Lion Inn is situated directly adjacent to the built-up area, it is an established business which has recently been extended. It is a settlement related type of development that should be included in the DSB in accordance with criterion 2 of the SB Note
- The land between Boreham vilage and Boreham Interchange, whilst separated by the B1137 from the wider river valley to the south, nevertheless retains a fundamental connection to it through shared landform (centred on a tributary of the River Chelmer), visual continuity across Main Road and the presence of two Public Rights of Way which run north – south. In addition, the land forms part of the context for Boreham House. Identification of the land as part of the wider Green Corridor complements emerging proposals in the PS LP for the establishing of connections between the principal direction of the City's future growth and the Chelmer Valley. Connectivity between NE Chelmsford and the Chelmer Valley is currently limited by the severance effect of the A12 and railway line but holds potential for enhancement. Therefore, no amendment is proposed to the Green Corridor in this location (Aquila Developments POQ770)
- There is only one gap in the ribbon of houses to the north of the B1137. This gap already has planning permission for four dwellings (15/00746/FUL). Development to the south of the B1137 is isolated and sporadic and does therefore not comply with any of the criteria for inclusion within the DSB.

MAP 8 - BROOMFIELD
Support
No main issues.
Against
• Considered inappropriate to include Existing Commitment site 3 within the settlement boundary, as this is still subject to consultation (Broomfield Parish Council PO1606) • Maintaining land east of Broomfield Road (south of Mill Lane) as Green Wedge is unjustified and contrary to SEA Regulations • Do not agree with this map (Newlands Spring Residents Association POQ379).
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Existing Commitment 3 (Broomfield Place) has been deleted from the PS LP and is therefore no shown on the PS Policies Map
- Amendments to Green Belt and Green Wedge boundaries have been made where appropriate in response to comments and changes in the PS LPLand south of Mill Lane and north of the Urban Area of Chelmsford forms part of the Chelmer North Green Wedge. The Green Wedge in this area contains a number of buildings which do not form a continuous block of development (that would merit exclusion from the Green Wedge) but rather they sit within wider landscape settings with open countryside beyond. As such they form an important part of the Green Wedge. Therefore, no amendment is proposed to the Green Wedge in this location
- Brooklands, Main Road Broomfield forms part of the wider Green Wedge to the east by virtue of its setting within, and transition to, that wider context. Definition of the boundary to the Green Wedge used contiguous development (in this location defined by the DSB of Little Waltham) to exclude clearly built-up areas. Properties set in ample grounds which make a contribution to their wider context have been included. This includes properties such as Brooklands. Therefore, no change is proposed to the Green Wedge to remove Brooklands
- The land to the east of Broomfield including Campions Farm clearly forms part of the landscape context for the River Chelmer, being identified as a distinct landscape character area as a result of its visual and physical connection to the river's course. Therefore, no change is proposed to the Green Wedge to remove Campions Farm
- Rembrandt House on Main Road Blasford Hill sits with a number of others along Main Road which together form the westerly edge of Green Wedge. These properties do not form a contiguous block of development which would merit exclusion from the Green Wedge. Therefore, no change is proposed to the Green Wedge to remove Rembrandt House.

MAP 9 - CHATHAM GREEN
Support
No main issues.
Against
• Do not agree with the proposed settlement boundary as it does not allow provision for new housing.

MAP 9 - CHATHAM GREEN
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Chatham Green DSB has been amended at Aston Lodge to reflect planning permission for four new dwellings (Ref 12/00944/FUL). Minor changes have also been made at individual properties including 12 Chatham Green, 2 Brick Cottages, 6 Crowbush Cottage and Little Longs
- Further changes to widen the DSB would be contrary to the criteria for defining SB as set out in the Urban Area and Defined Settlement Boundary Review Technical Note as it is not being promoted for new development growth.

MAP 10 - DANBURY
Support
• No objections to the Settlement Boundary Review (Danbury Parish Council PO1646).
Against
• Boundary in the vicinity of Danecroft ,Woodhill Road has an illogical pattern and pronounced indent which does not accord with the need to “follow physical features” (Aquila Developments POQ355).
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- The boundary around Danecroft follows the 25m criteria creating an indent to the rear of 8, 8A and 9 South View. The furthest distance to the rear garden boundary is approximately 40 m, for No 9 South View. Extending the settlement boundary to the rear boundaries of these properties to avoid the indent would be contrary to Criterion 2 in the Urban Area and Defined Settlement Boundary Review Technical Note.

MAP 11 - EAST HANNINGFIELD
Support
• Agree that land north of Old Church Road should be removed from settlement boundary to ensure its future as a rural exception site (East Hanningfield Parish Council PO906).
Against
• Do not accept the rationale for including Rough Hill Complex within the settlement boundary (East Hanningfield Parish Council PO906).
Other
• If Rough Hill Complex is included within the settlement boundary, the larger buildings, timber mill, finance company and learners' swimming pool should all be classed as an employment area to protect them from becoming housing (East Hanningfield Parish Council PO906).
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Land north of Old Church Road is included within the DSB for East Hanningfield as it has planning permission for housing and is no longer as a rural exception site
- Rough Hill Complex in the DSB has been excluded from the DSB as it is not considered visually and physically connected with the rest of the settlement in line with Criteria 6 of the Urban Area and Defined Settlement Boundary Review Technical Note.

MAP 12 - EDNEY COMMON
No comments provided.

MAP 13 - FORD END
No comments provided.

MAP 14 - GALLEYWOOD
Support
No main issues.
Against
• Concern that map notation for Galleywood as a Key Service Settlement might encourage development.
Other
• Query as to what basis the changes to the Defined Settlement Boundary have been made (Galleywood Parish Council PO1648).
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Galleywood has been classified as a Key Service Settlement based on the range of services and facilities within the village such as schools, nurseries, shops, pubs and a library. Given that Galleywood is surrounded by Green Belt no development is proposed outside of the village envelope. One development is allocated within village in the PS LP (Land North of Galleywood Reservoir)
- Minor changes has been made to the DSB in Galleywood to ensure boundaries are drawn approximately 25m to the rear properties and ensure it is coterminous with the Green Corridor.

MAP 15 - GOOD EASTER
No comments provided.

MAP 16 - GREAT LEIGHS
Support
No main issues.
Against
• Oppose the inclusion of Banters Lane within the Defined Settlement Boundary (Great & Little Leighs Parish Council POQ771) • Excluding part of Banters Lane from the new boundary prohibits opportunity to blend properties from the existing village, to avoid the situation of old/new settlements • All properties in Banters Lane are in prominent positions and should be included in the boundary • Land between and to the rear of 188 Main Road falls outside the boundary, which is very illogical given the planned growth adjacent to the site • Objection against the settlement boundaries in relation to The Willows, Maric, The Gables, Woodlands and Rosylea • Concerned that no Green Wedges or Corridors have been included on this map, given the proposed large development of the village.
Other
No main issues.
Alternatives considered
• Land north of Boreham Road should be included (Bellway Homes POQ778)

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Woodlands, Rosylea, The Willows, Maric and The Gables on Banters Lane are retained in the Great Leighs DSB as they are built-up in character and immediately adjacent to the built up area. The short ribbon to the east were excluded from the DSB in the PO LP given their location over 80m away from the settlement boundary. However, Corner Cottage to Pond View are included within the DSB as they are adjacent to site allocation 5c Great Leighs - Land North and South of Banters Lane

- The DSB is amended to the rear of 170 -212 Main Road to follow the outer boundary of site allocation 5c Great Leighs - Land North and South of Banters Lane Great Leighs
- Green Wedges are land adjacent to the main river valleys within the urban area of Chelmsford, Green Corridors are the proposed extension of the Green Wedges outside the Green Corridors along River Can, River Chelmer and Chelmer and Blackwater Navigation. There are no Green Wedges/Green Corridor designations that fall within the Great Leighs DSB.

MAP 17 - GREAT WALTHAM AND HOWE STREET
Support
No main issues.
Against
• The boundary should be amended to be adjacent to South House to allow for minor residential development.
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- South House has not been included in the DSB as it is a single house in a large plot. This is in accordance with criterion 6 of the Urban Area and Defined Settlement Boundary Review Technical Note.

MAP 18 - HIGHWOOD (LOVES GREEN)
No comments provided.

MAP 19 - HOWE GREEN
No comments provided.

MAP 20 - LITTLE BADDOW
Support
No main issues.
Against
No main issues.
Other
• Garden boundary adjustment at No 7 The Rye Field does not acknowledge that planning permission has been granted for a further property in the garden.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- The Little Baddow DSB has been adjusted to take account of the new dwelling permitted at No. 7 The Rye Field.

MAP 21 - LITTLE WALTHAM
Support
• Support the Green Wedge designation around Little Waltham.
Against
• All of the maps of north east Chelmsford area and around Little Waltham are unclear and too general in nature
Other

MAP 21 - LITTLE WALTHAM
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- Support for Green Wedge is noted
- The Policies Map for the PS LP has been updated/amended
- There are a large number of separate notations on the maps. The Council has reviewed these in order to make them as clear as possible
- Amendments to Green Belt and Green Wedge boundaries have been made where appropriate in other locations in response to comments and changes in the PS LP
- The extent of the Green Wedge at 148 The Street includes a variety of properties and adjacent land, in various land uses. All are part of the broader character of the Green Wedge which would in principle be changed by further development. The land clearly lies outside the defined village envelope and as part of the undeveloped context contributes to the openness of the Green Wedge. Therefore, no change is made to the PS LP to exclude this property.

MAP 22 - MARGARETTING
No comments provided.

MAP 23 - PLESHEY
No comments provided.

MAP 24 - RAMSDEN HEATH
No comments provided.

MAP 25 - RETTENDON COMMON
Support
No main issues.
Against
• If Old Bell Lane is to be included within the settlement boundary, Wheelers Farm Bungalow and Wheelers Farm House should also be included • All of the curtilage of Bell Court (including the greenhouse and vegetable garden) lies within the village envelope, are well within 25m and the original position should remain and cannot be justifiably excluded • The 25 metre guide line has been exceeded in the area adjoining dwellings 39 to 47 East Hanningfield Road • Using the 25 metre guideline to extend eastwards from Brunwins House contradicts usage elsewhere, such as in the areas adjoining the flank walls of properties • The large areas allocated between 39 and 47 East Hanningfield Road together with the areas around Sketts and Brunwins allow for a stronger case of backland development. This area is bisected by a public footpath, and the Council has previously made it clear that development which would be visually intrusive to those using the footpath should not be allowed – it seems contrary to previous policies to open up opportunities for back land development in such areas.
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Wheelers Farm Bungalow and Wheelers Farm House form part of a farm and are visually detached from the settlement, as such they are excluded from the DSB in accordance with criteria 6 and 7 of the Urban Area and Defined Settlement Boundary Review Technical Note
- Land rear of Bell Court is excluded from the DSB to correct an error in the adopted DSB (in the Site Allocations Development Plan Document). The area is separated from the residential block and enclosed by high, close boarded fencing with no access. The area is

clearly overgrown and inaccessible to the occupiers of the Bell Court properties. Visually, therefore, it does not form part of Bell Court

- The purpose of the approximate 25m guideline is to include part of a large garden of settlement related development. However if the boundary of a property is less than approximately 25m away from a side or rear wall, the distance will be shorter.
- The DSB has been adjusted to the west of 47 East Hanningfield Road to reflect new development on the ground in accordance with criterion 5 of the Urban Area and Defined Settlement Boundary Review Technical Note
- The proposed new boundaries at Brunwins are correct as they been drawn approximately 25m to the side and rear of this property in accordance with criterion 2 of the Urban Area and Defined Settlement Boundary Review Technical Note
- Sketts have been included in the DSB for consistency with properties such as 39 East Hanningfield Road which are also within the DSB. Any planning application at this site will still have to comply with the policies in the Council's adopted LP.

MAP 26 - RETTENDON PLACE
No comments provided.

MAP 27 - ROXWELL
Support
No main issues.
Against
• Land bordering Green Lane should not be allocated as open space. It is agricultural land, that has never been used as open space and is currently being promoted as a rural housing scheme (Chelmsford Diocese Board of Finance PO1668 and English Rural Housing Association POQ458).
Other
No main issues.
Alternatives considered

MAP 27 - ROXWELL
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Queries regarding open space designations have been assessed by the Council and it's consultants, and amendments have been made where appropriate
- Land bordering Green Lane has been in no longer designated Open Space as it is in private ownership with no public access (Chelmsford Diocese Board of Finance PO1668 and English Rural Housing Association POQ458).

MAP 28 - RUNWELL
Support
• Agree with the changes as shown (Runwell Parish Council POQ684).
Against
No main issues.
Other
• Clarification needed as to whether planning approvals which have not yet been built will be included in the settlement boundary (Runwell Parish Council POQ684) • Several small building developments have been given permission within the Green Belt which is inconsistent with policy, some plots close to the Defined Settlement Boundary have been given permission others not. This is confusing and inconsistent (Runwell Parish Council PO1773).
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Within the Green Belt, only village-related development that is developed/built is included in a DSB. This is in line with criterion 5 of the Urban Area and Defined Settlement Boundary Review Technical Note.

MAP 29 - SANDON
No comments provided.

MAP 30 - STOCK
No comments provided.

MAP 31 - ST. LUKE'S PARK
No comments provided.

MAP 32 - TEMPLE FARM AND TEMPLE WOOD
No comments provided.

MAP 33 - WEST HANNINGFIELD AND HANNINGFIELD RESERVOIR TREATMENT WORKS
Support
No main issues.
Against

MAP 33 - WEST HANNINGFIELD AND HANNINGFIELD RESERVOIR TREATMENT WORKS
• Object to the open space designation within the hazardous substance site safeguarding zone, as this is already a Special Policy Area and cannot be accessible to the public for health and safety reasons (Essex & Suffolk Water POQ520) • Safeguarding distance for hazardous substances has reduced to 450m and should be reflected on the proposal map (Essex and Suffolk Water POQ520).
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Queries regarding open space designations have been assessed by the Council and it's consultants. The open space notation within Hanningfield Reservoir Treatment Works is removed as it is part of the water company with no public access
- A formal application has to be made to amend the safeguarding distance for hazardous substances. No change has been made to the PS LP Policies Map.

MAP 34 - WOODHAM FERRERS
Support
No main issues.
Against
• Map does not show details of the gas main or electricity wires.
Other
No main issues.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Gas mains and electricity wires are not policy designations and as such are not shown on the Policies Map.

MAP 35 - WRITTLE
Support
No main issues.
Against
No main issues.
Other
• This map should include Warren Farm, rather than the Map for Chelmsford Urban Area, Map 1, to be a true representation of Writtle as a village parish.
Alternatives considered
No main issues.

Council Response/Action

- The Policies Map for the PS LP has been updated/amended
- Settlements Boundaries define areas of predominantly built/urban development and as such they do not necessarily follow parish boundaries. Allocations West and East of Chelmsford adjoin the Urban Area of Chelmsford and continue to be shown on the Chelmsford Urban Area map.

APPENDIX 1 - List of Consultees

3 - Community
Abbess, Beauchamp & Berners Roding Parish Council
Abellio Greater Anglia
Access Energy Solutions Ltd
Accord Energy Limited
Anglia Ruskin University
Anglian Water Services Ltd
Arriva The Shires and Essex
Atkins Telecom
Barking & Dagenham CCG
Barnston Parish Council
Basildon & Brentwood CCG
Basildon Borough Council
Billericay Town Council
Black Notley Parish Council
Blackmore, Hook End & Wyatts Green Parish Council
Boreham Parish Council
Braintree District Council
Brentwood Borough Council
British Energy Generation Limited
British Nuclear Fuels
Broomfield Parish Council
Broxbourne Borough Council
BSKYB Telecommunication Services Ltd
BT Openreach
Castle Point & Rochford CCG
Castle Point Council
Centrica Barry/ Generation/ KL/ PB/ RPS LTD
Centrica Storage Ltd
CH Jones (KeyGas) Ltd
Chelmsford College
Chignal Parish Council
Civil Aviation Authority
Civils Manager Colt Technology Services
Colchester Borough Council
Cold Norton Parish Council
Confederation of Passenger Transport UK
Contract Natural Gas Ltd
Corona Energy Retail 4 Ltd
Coryton Energy Company Ltd/ Rocksavage Power Company Ltd
Crown Energy Ltd
Danbury Parish Council
Data Energy Management Services Ltd
DB Schenker Rail UK Ltd
Deeside Power Development Company Ltd
Defence Infrastructure Organisation (DIO)
Department for Constitutional Affairs
Department for Transport (DfT)
E.ON UK Plc
East Hanningfield Parish Council
East Herts District Council
Eastern England NHS Property Services Ltd
Ecotricity
EDF Energy
EE
EMF Enquiries Vodafone and O2
Energy Data Company Ltd
Enfield CCG
ENI UK Ltd
Entec UK Ltd
Environment Agency
Epping Forest District Council
Essex & Suffolk Water Plc
Essex Ambulance Service NHS Trust
Essex County Council
Essex County Fire & Rescue Service
Essex Police
Essex Wildlife Trust
Felsted Parish Council
First Essex Buses Ltd
Forestry Commission England
Freightliner
Galleywood Parish Council
Global Utility Connections
Good Easter Parish Council
Good Energy Ltd
Great & Little Leighs Parish Council
Great Baddow Parish Council
Great Notley Parish Council
Great Waltham Parish Council
Greater London Authority
H M Prison Service
Harlow District Council
Hatfield Peverel Parish Council
Havering CCG
Havering London Borough
Health and Safety Executive
Hertfordshire County Council
High Easter Parish Council
High Ongar Parish Council
Highways England
Highwood Parish Council
Historic England
Home Office
Homes and Communities Agency
Hook End & Wyatts Green Parish Council
Hullbridge Parish Council
Ingatestone & Fryerning Parish Council

Interoute Communications Ltd
Landscape Planning Group Ltd
Langford & Ulting Parish Council
Little Baddow Parish Council
Little Dunmow Parish Council
Little Waltham Parish Council
London Borough of Barking and Dagenham
London Borough of Enfield
London Borough of Redbridge
London Borough of Waltham Forest
London Energy PLC
Maldon District Council
Margaret Roding Parish Council
Margaretting Parish Council
Marine Management Organisation
Mashbury Parish Council
Mid Essex CCG
Mid Essex Hospital Services NHS Trust
Mid Essex Primary Care Trust
Mid-Essex Hospitals
Ministry of Justice
Mobile Broadband Network Limited
Mobile Operators Association
Monal Utilities Ltd
Mono Consultants Ltd
Mountnessing Parish Council
National Grid
Natural England
Neos Networks
Network Rail
Network Rail Infrastructure Limited
Newlands Spring Residents Association
NHS England
NHS Mid Essex
NHS Property Services Ltd
NHS South East and South West Essex
NIBS Buses
North East Essex CCG
North Essex Partnership NHS Foundation Trust
North Fambridge Parish Council
O2 Airwave
Office of Rail Regulation
Opus Energy Ltd
Pleshey Parish Council
Police and Crime Commissioner for Essex
Principal Planner Transport for London
Purleigh Parish Council
R WEN Power
Ramsden Bellhouse Parish Council
Ramsden Crays Parish Council
Rawreth Parish Council
Rawreth Parish Council
Rayleigh Town Council
Rayleigh Town Council
Rayne Parish Council
Redbridge CCG
Regal Busways
Rettendon Parish Council
Rochford District Council
Roxwell Parish Council
Runwell Parish Council
Sandon Parish Council
Scottish & Southern Energy Pipelines
Scottish Hydro Electric
Seaboard Powerlink Ltd
South East LEP
South Hanningfield Parish Council
South Woodham Ferrers Town Council
Southend CCG
Southend-on-Sea Borough Council
Southern Electric
SP PowerSystems
Spacia/Network Rail
Sport England
Springfield Parish Council
SSE Pipelines Ltd
Stephenson's of Essex Ltd
Stock Parish Council
Stow Maries Parish Council
SWEB Energy Ltd
Telecom Plus PLC
Tendring District Council
Terling and Fairstead Parish Council
Thames Gateway South Essex Partnership Ltd
The Coal Authority
The Renewable Energy Company Ltd
The Theatres Trust
Three
Thurrock Borough Council
Total Gas and Power Ltd
Transport for London
UK Power Networks
Uskmouth Power Company Ltd
Uttlesford District Council
Virgin Homes Energy Ltd
Virgin Media Services
Vitol Gas Ltd
Vodafone and O2
Waltham Forest CCG
West Burton Ltd
West Essex CCG
West Hanningfield Parish Council
Willingale Parish Council
Woodham Ferrers & Bicknacre Parish Council
Woodham Mortimer & Hazeleigh Parish Council
Woodham Walter Parish Council
Writtle College
Writtle Parish Council

APPENDIX 2 - Consultation Guidance Notes

CONSULTATION GUIDANCE NOTES

Chelmsford Local Plan

- **Chelmsford Local Plan – Preferred Options**
- **Sustainability Appraisal (and Non-Technical Summary)**
- **Habitats Regulations Assessment**

Chelmsford City Council is inviting your comments on the Chelmsford Local Plan – Preferred Options document, its Sustainability Appraisal (and Non-Technical Summary), and its Habitats Regulations Assessment.

The City Council is publishing the Chelmsford Local Plan – Preferred Options document for consultation from 30 March to 11 May 2017. It is accompanied by a Sustainability Appraisal (and Non-Technical Summary) and Habitats Regulations Assessment as part of the consultation. This is in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

The Sustainability Appraisal assesses the document against a range of social, environment and economic indicators and helps to identify any significant effects. The Habitats Regulations Assessment assesses the document for any impacts on European habitat sites such as designated Special Protection Areas and Ramsar sites.

This note has four parts:

- PART 1 – Where can I view the consultation documents?
- PART 2 – How can I comment?
- PART 3 – How will my comments be used?
- PART 4 – How to use the online Consultation Portal

The consultation period runs from 8.45am on 30 March 2017 until 4.45pm on 11 May 2017.

Comments received before or after this time cannot be accepted.

PART 1 - Where can I view the consultation documents?

You can read the consultation documents in the following ways:

- On the Council's consultation portal at www.chelmsford.gov.uk/planningpolicyconsult. This system also allows you to submit comments
- At the Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford (Monday to Friday 8.45am-4.45pm)
- At the following libraries:

Broomfield Library, 180 Main Road	13.00-17.00 Mon & Thurs; 09:00-13:00 Wed & Sat
Chelmsford Library, Market Road	09.00-18.30 Mon to Fri; 09.00-17.30 Sat; 13.00-16.00 Sun
Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat
Galleywood Library, Watchouse Road	13.00-17.00 Tues & Fri; 09.00-13.00 Thurs & Sat
Great Baddow Library, 27 High Street	09.00-17.30 Mon, Weds, Thurs & Sat
North Melbourne Library, Dickens Place	09.00-17.00 Tues, Fri & Sat
SWF Library, Trinity Square	09.00-19.00 Tues; 09.00-13.00 Weds; 09.00-18.00 Thurs & Fri; 09.00-17.00 Sat
Springfield Library, St Augustine's Way	10:00-16:00 Mon, Tues, Thurs, Fri and Sat
Stock Library, Swan Lane	14.00-18.00 Tues; 09.00-12.00 and 14.00-18.00 Thurs; 09.00-12.00 Sat
Writtle Library, 45 The Green	09.00-13.00 Mon, Weds & Sat; 13.00-17.00 Tues & Thurs
Billericay Library, High Street	09:00-17:00 Mon to Sat
Braintree Library, Fairfield Road	09:00-17:00 Mon to Sat
Hatfield Peverel Library, The Street	13:00-17:00 Tues & Thurs; 09:00-13:00 Weds & Sat
Ingatestone Library, High Street	13:00-17:00 Mon & Thurs; 09:00-13:00 Weds & Sat
Wickford Library, Market Road	09:00-17:00 Mon to Sat
Copies also available in the mobile library vehicle that covers Chelmsford City Area	

- At the following drop-in public exhibitions. These will provide an opportunity to meet an officer face-to-face unless otherwise stated. **Please check our website www.chelmsford.gov.uk/preferred-options for any changes to the timetable before making a special trip.**

Location	Date	Time
Little Waltham Memorial Hall, 15 Brook Hill, Little Waltham, CM3 3LN	Tuesday 18 April	5.30pm-8pm
Remembrance Square, County Hall, Market Road, CM1 1LX	Tuesday 18 April to Friday 21 April	(unstaffed) 9am-6.30pm Mon to Fri; 9am-5.30pm Sat
Broomfield Village Hall, 158 Main Road, Broomfield, CM1 7AH	Tuesday 19 April	4.30pm-8pm
Springfield Parish Centre, St Augustine's Way, Springfield, CM1 6GX	Friday 21 April	4pm-8pm
South Woodham Ferrers Village Hall, 25 Hullbridge Road, South Woodham Ferrers, CM3 5PL	Monday 24 April	3.30pm-7.30pm
High Chelmer, Exchange Way, Chelmsford, CM1 1XB	Monday 24 April to Friday 28 April	(unstaffed) 7am-6.30pm
Leighs Village Hall, Boreham Road, Great Leighs, CM3 1NH	Thursday 27 April	4pm-8pm
Great Baddow Parish Hall, 19 Maldon Road, Great Baddow, CM2 7DW	Friday 28 April	4pm-8pm
Danbury Village Hall, Main Road, Danbury, CM3 4NQ	Tuesday 2 May	4pm-8pm
Sandon Village Hall, Woodhill Road, Sandon, CM2 7SQ	Tuesday 2 May	4pm-8pm
Writtle Village Hall, 18 The Green, Writtle, CM1 3DU	Friday 5 May	4pm-8pm
Bicknacre Village Hall, Main Road, Bicknacre, CM3 4ES	Tuesday 9 May	4pm-8pm

If you are unable to access the documents on a computer, you can request paper copies by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to Planning and Housing Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE. A charge will be made to cover printing and postage costs.

PART 2 - How can I comment?

You can comment on the consultation documents in the following ways:

Online Consultation Portal:

Go to: www.chelmsford.gov.uk/planningpolicyconsult where you can:

- Read the consultation documents
- Make your comments
- Sign up for alerts to feedback reports, and future consultations

This is our preferred means of receiving comments as it ensures that your comments are recorded accurately and are processed quickly. It also allows you to edit comments before submitting them, save a draft and return to your form later, and to upload any supporting material. Please save your comments as you complete the form using the Save as Draft button at the bottom of the form – or the system will timeout after an hour.

In writing:

If you prefer to send comments in writing, please fill in the specially designed response form. We will then record your comments on the Consultation Portal, to make sure they are dealt with alongside the online comments.

Comment forms can be downloaded at www.chelmsford.gov.uk/preferred-options or made available on request by telephoning (01245) 606330 or emailing planning.policy@chelmsford.gov.uk

Forms can be returned:

- By e-mail to planning.policy@chelmsford.gov.uk
- By post to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- By hand to Chelmsford City Council Customer Service Centre (details above)

If you have difficulties making representations by e-mail or post due to a disability, please call 01245 606330.

Documents can be made available in alternative format such as Braille, large print, audio tape and other languages. Please call (01245) 606330, Minicom (01245) 606444 or email planning.policy@chelmsford.gov.uk.

Important notes:

- If you are submitting a representation of significant length, please provide an executive summary. We will request an executive summary in appropriate circumstances if it is not originally provided.
- When uploading supporting documents, please ensure they contain no signatures, e-mail addresses or personal postal addresses.

Petitions:

If you are organising a petition or intend to, or have signed one, it must be submitted by 4.45pm on 11 May 2017 and be accompanied by the name and contact details for the petition organiser. The Council will register the petition organiser on the Consultation Portal. Acknowledgement of the petition and any future Local Plan notifications will only be sent to the petition organiser. The number of signatories will be recorded separately.

PART 3 - How will my comments be used?

The Council will acknowledge receipt of your comments and fully consider them, although the Council will not enter into individual correspondence. All comments will be recorded on the Consultation Portal. Comments will be published with your name, and will be available for public viewing. No other personal details will be made public. Data will be held in accordance with the Data Protection Act 1998. For more information please visit the Council's Data Protection page: https://www.chelmsford.gov.uk/your-council/accessing-information/data-protection/

Following the consultation, a feedback report will be produced setting out the main issues raised to the document. Responses will be used to prepare the next versions of the documents. These will be:

- Chelmsford Local Plan Pre-Submission
- Pre-Submission Sustainability Appraisal (SA)

PART 4 – How to use the online Consultation Portal

You can view, download, and comment on all current consultations on the online Consultation Portal. If you have not already registered, registration is simple using the easy to follow steps. Find the Consultation Portal at: **www.chelmsford.gov.uk/planningpolicyconsult**

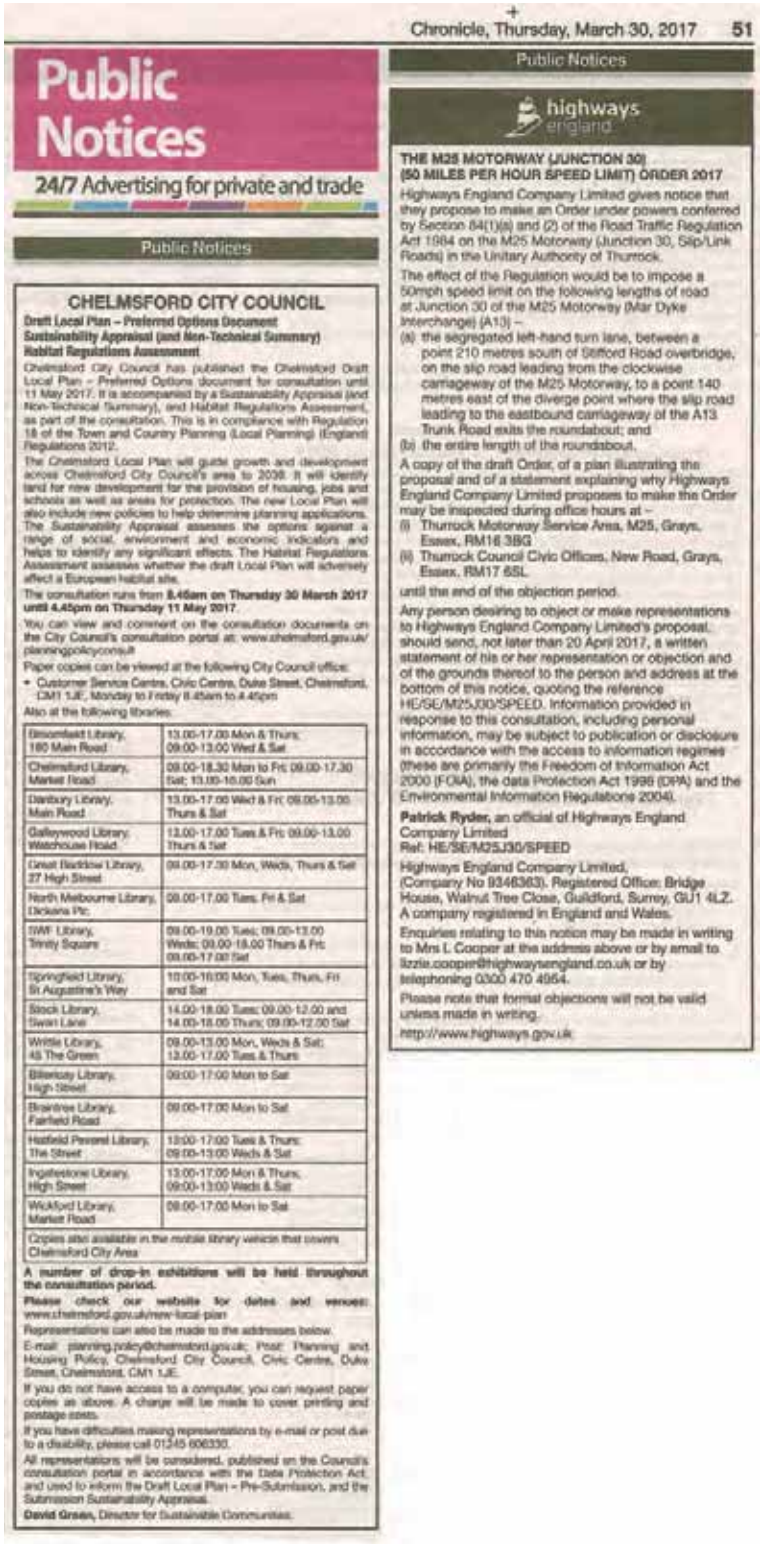
For more information on the Consultation Portal, including what to do if you have forgotten your user name or password, please see our User Guide: www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

The consultation period runs from 8.45am on 30 March 2017 until 4.45pm on 11 May 2017.

Comments received before or after this time cannot be accepted.

Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE March 2017

APPENDIX 3 - Public Notice



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Public Notices

24/7 Advertising for private and trade

Public Notices

CHELMSFORD CITY COUNCIL

Draft Local Plan – Preferred Options Document
Sustainability Appraisal (and Non-Technical Summary)
Habitat Regulations Assessment

Chelmsford City Council has published the Chelmsford Draft Local Plan – Preferred Options document for consultation until 11 May 2017. It is accompanied by a Sustainability Appraisal (and Non-Technical Summary), and Habitat Regulations Assessment, as part of the consultation. This is in compliance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Chelmsford Local Plan will guide growth and development across Chelmsford City Council's area to 2036. It will identify land for new development for the provision of housing, jobs and schools as well as areas for protection. The new Local Plan will also include new policies to help determine planning applications. The Sustainability Appraisal assesses the options against a range of social, environment and economic indicators and helps to identify any significant effects. The Habitat Regulations Assessment assesses whether the draft Local Plan will adversely affect a European habitat site.

The consultation runs from **8.45am on Thursday 30 March 2017 until 4.45pm on Thursday 11 May 2017.**

You can view and comment on the consultation documents on the City Council's consultation portal at: www.chelmsford.gov.uk/planningpolicyconsult

Paper copies can be viewed at the following City Council office:

- Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE, Monday to Friday 8.45am to 4.45pm

Also at the following libraries:

Broomfield Library, 180 Main Road	13.00-17.00 Mon & Thurs; 09.00-13.00 Wed & Sat
Chelmsford Library, Market Road	09.00-18.30 Mon to Fri; 09.00-17.30 Sat; 13.00-16.00 Sun
Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat
Galleywood Library, Watchouse Road	13.00-17.00 Tues & Fri; 09.00-13.00 Thurs & Sat
Great Baddow Library, 27 High Street	09.00-17.00 Mon, Weds, Thurs & Sat
North Melbourne Library, Dickens Plc	09.00-17.00 Tues, Fri & Sat
SWF Library, Trinity Square	09.00-19.00 Tues; 09.00-13.00 Weds; 09.00-18.00 Thurs & Fri; 09.00-17.00 Sat
Springfield Library, St Augustine's Way	10.00-16.00 Mon, Tues, Thurs, Fri and Sat
Stock Library, Swan Lane	14.00-18.00 Tues; 09.00-12.00 and 14.00-18.00 Thurs; 09.00-12.00 Sat
Writtle Library, 45 The Green	09.00-13.00 Mon, Weds & Sat; 13.00-17.00 Tues & Thurs
Billericay Library, High Street	09.00-17.00 Mon to Sat
Braintree Library, Fairfield Road	09.00-17.00 Mon to Sat
Hatfield Peverel Library, The Street	13.00-17.00 Tues & Thurs; 09.00-13.00 Weds & Sat
Ingatestone Library, High Street	13.00-17.00 Mon & Thurs; 09.00-13.00 Weds & Sat
Wickford Library, Market Road	09.00-17.00 Mon to Sat
Copies also available in the mobile library vehicle that covers Chelmsford City Area	

A number of drop-in exhibitions will be held throughout the consultation period.

Please check our website for dates and venues: www.chelmsford.gov.uk/new-local-plan

Representations can also be made to the addresses below.

E-mail: planning.policy@chelmsford.gov.uk; Post: Planning and Housing Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

If you do not have access to a computer, you can request paper copies as above. A charge will be made to cover printing and postage costs.

If you have difficulties making representations by e-mail or post due to a disability, please call 01245 606330.

All representations will be considered, published on the Council's consultation portal in accordance with the Data Protection Act, and used to inform the Draft Local Plan – Pre-Submission, and the Submission Sustainability Appraisal.

David Green, Director for Sustainable Communities.

Public Notices

highways england

THE M25 MOTORWAY (JUNCTION 30) (50 MILES PER HOUR SPEED LIMIT) ORDER 2017

Highways England Company Limited gives notice that they propose to make an Order under powers conferred by Section 84(1)(a) and (2) of the Road Traffic Regulation Act 1984 on the M25 Motorway (Junction 30, Slip/Link Roads) in the Unitary Authority of Thurrock.

The effect of the Regulation would be to impose a 50mph speed limit on the following lengths of road at Junction 30 of the M25 Motorway (Mar Dyke Interchange) (A13) –

(a) the segregated left-hand turn lane, between a point 210 metres south of Stifford Road overbridge, on the slip road leading from the clockwise carriageway of the M25 Motorway, to a point 140 metres east of the diverge point where the slip road leading to the eastbound carriageway of the A13 Trunk Road exits the roundabout; and
(b) the entire length of the roundabout.

A copy of the draft Order, of a plan illustrating the proposal and of a statement explaining why Highways England Company Limited proposes to make the Order may be inspected during office hours at –

(i) Thurrock Motorway Service Area, M25, Grays, Essex, RM16 3BG
(ii) Thurrock Council Civic Offices, New Road, Grays, Essex, RM17 6SL

until the end of the objection period.

Any person desiring to object or make representations to Highways England Company Limited's proposal, should send, not later than 20 April 2017, a written statement of his or her representation or objection and of the grounds thereof to the person and address at the bottom of this notice, quoting the reference HE/SE/M25J30/SPEED. Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the data Protection Act 1998 (DPA) and the Environmental Information Regulations 2004).

Patrick Ryder, an official of Highways England Company Limited
Ref: HE/SE/M25J30/SPEED

Highways England Company Limited, (Company No 9346363). Registered Office: Bridge House, Walnut Tree Close, Guildford, Surrey, GU1 4LZ. A company registered in England and Wales.

Enquiries relating to this notice may be made in writing to Mrs L Cooper at the address above or by email to lizzie.cooper@highwaysengland.co.uk or by telephoning 0300 470 4954.

Please note that formal objections will not be valid unless made in writing.

http://www.highways.gov.uk

APPENDIX 4 - Exhibitions and Attendance

LOCATION	DATE (all 2017)	ATTENDANCE
Market Stall, High Street, Chelmsford	Friday 7 April	47
County Hall, Chelmsford	Tuesday 18 April	24
Little Waltham Memorial Hall	Tuesday 18 April	160
County Hall, Chelmsford	Wednesday 19 April	190
Broomfield Village Hall	Wednesday 19 April	16
County Hall, Chelmsford	Thursday 20 April	29
County Hall, Chelmsford	Friday 21 April	145
Springfield Parish Centre	Friday 21 April	10
High Chelmer Shopping Centre	Monday 24 April	74
South Woodham Ferrers Village Hall	Monday 24 April	300
Danbury Parish Council Annual Meeting	Monday 24 April	140
High Chelmer Shopping Centre	Tuesday 25 April	79
Sandon Parish Council Annual Meeting	Tuesday 25 April	250
High Chelmer Shopping Centre	Wednesday 26 April	124
High Chelmer Shopping Centre	Thursday 27 April	95
Great Leighs Village Hall	Thursday 27 April	270
High Chelmer Shopping Centre	Friday 28 April	106
Great Baddow Parish Hall	Friday 28 April	67
Danbury Village Hall	Tuesday 2 May	57
Sandon Village Hall	Tuesday 2 May	22
Writtle Village Hall	Friday 5 May	100
Woodham Ferrers & Bicknacre Parish Council Annual Meeting	Friday 5 May	65
Boreham Village Hall	Monday 8 May	56
Bicknacre Memorial Village Hall	Tuesday 9 May	14

APPENDIX 5 - Letter and Email Text

Dear Consultee,

Publication of Chelmsford Local Plan Preferred Options Consultation Document, its accompanying Sustainability Appraisal (and Non-Technical Summary) and Habitats Regulations Assessment

I am writing to you as a registered consultee on Chelmsford City Council's Local Plan consultation database. Please be advised that the City Council is publishing the above documents for consultation for six weeks from: 8.45am on Thursday 30 March 2017 to 4.45pm on Thursday 11 May 2017.

The Chelmsford Local Plan will guide growth and development across Chelmsford City Council's area in the period to 2036. It will identify land for new development for the provision of housing, jobs and schools as well as areas for protection. The new Local Plan will also include new policies to help determine planning applications.

It is very important that the Local Plan promotes sustainable development. To support this objective, a Sustainability Appraisal (SA) has been undertaken to test the proposals in the Local Plan – Preferred Options Consultation Document against a range of social, environmental and economic indicators and helps to identify any significant effects. The Sustainability Appraisal together with a Non-Technical Summary will be published for consultation at the same time.

The accompanying Habitats Regulations Assessment (HRA) determines whether there will be any 'likely significant effects' on any designated European habitat site as a result of the new Local Plan's implementation and, if so, whether these effects will result in any adverse effects on the site's integrity.

There is a Local Plan newsletter and SA/HRA leaflet included with this letter. These summarise the documents set out above.

How do I get involved?

We want to encourage as many people and organisations as possible to have their say on this Local Plan - Preferred Options document; and on the sustainability and habitat assessments.

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly.

Go to www.chelmsford.gov.uk/planningpolicyconsult to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

To assist you in using this system your registered username is: For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more:
www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

Paper copies will also be available for inspection during normal opening hours in local libraries, at the City Council's Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE. More details on how to get involved and a list of drop-in exhibitions to be held during the consultation period can be found at www.chelmsford.gov.uk/preferred-options

Paper copies will be available to purchase by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

Responses can also be made in writing and returned to the above email or postal address. Please note that we cannot receive emails over 8MB but the consultation portal has no limitation on the size of document that can be attached. A specially designed response form is available online at www.chelmsford.gov.uk/preferred-options

Please note we are unable to accept anonymous representations. Any comments received after 4.45pm on 11 May 2017 cannot be accepted.

The Council will acknowledge receipt of your comments and fully consider them, although it will not enter into individual correspondence. Comments received will be published on the Council's consultation portal in accordance with the Data Protection Act. Responses will be used to prepare the next versions of the documents.

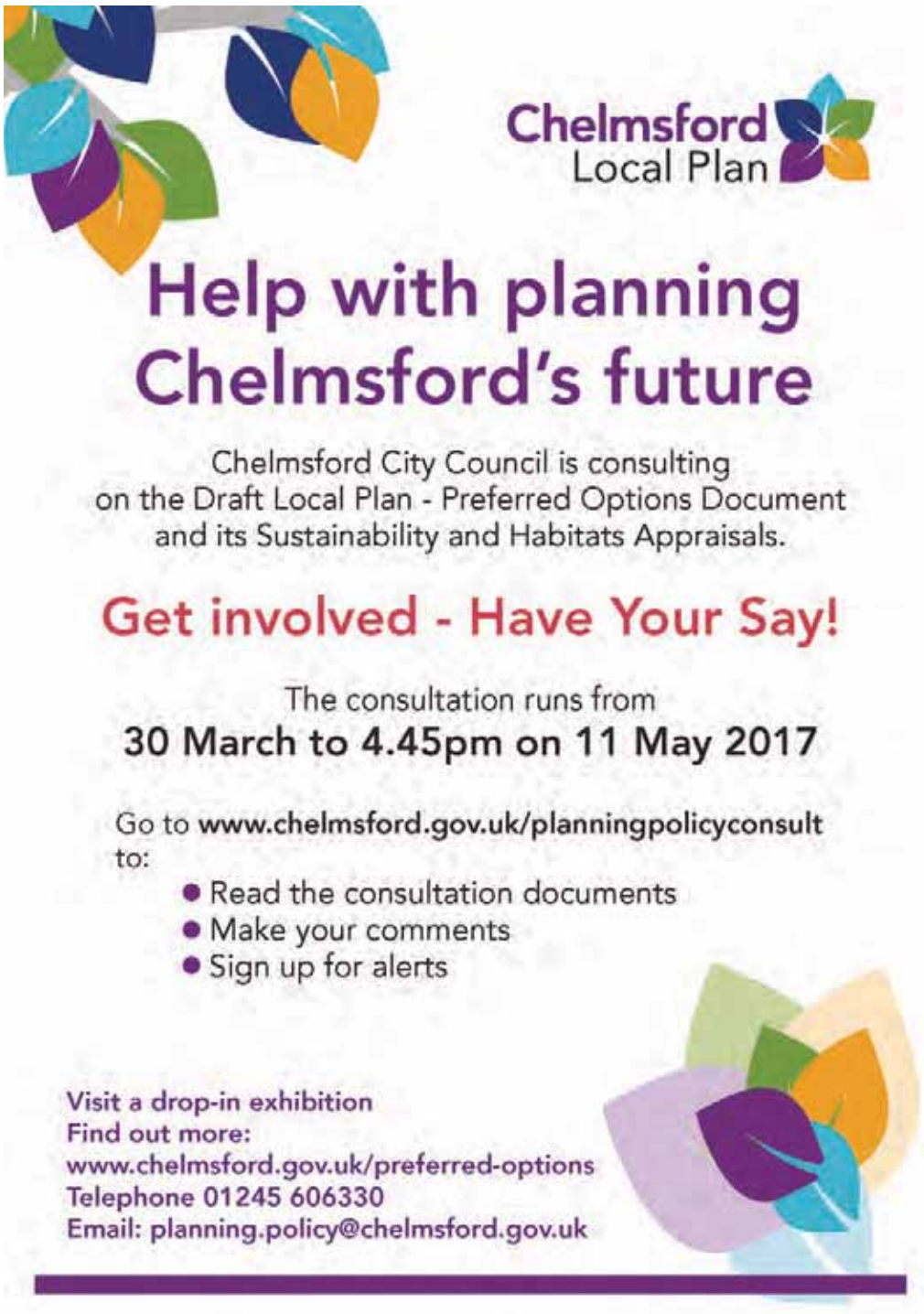
If you are able to receive further notifications via email or you wish to discuss any issue relating to the consultation, please telephone (01245) 606330. If you no longer wish to remain on our consultation database or if your contact details have changed please contact us or update your record at www.chelmsford.gov.uk/planningpolicyconsult

Yours faithfully

Jeremy Potter

Planning and Strategic Housing Policy Manager

APPENDIX 6 - Generic Poster



APPENDIX 7 - Example of Specific Poster

APPENDIX 8 - Example of Site Notice

LOCAL PLAN CONSULTATION SITE NOTICE

(THIS IS NOT A PLANNING APPLICATION)

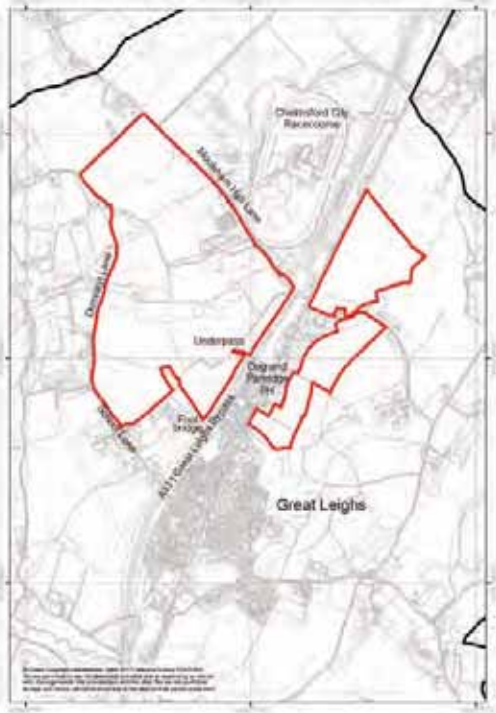
LOCAL PLAN PREFERRED OPTIONS SITE 5—Moulsham Hall and North of Great Leighs

Chelmsford City Council have published for consultation its Preferred Options Local Plan

This sets out future growth for Chelmsford up to 2036 and includes proposed site allocation for new residential development.
The site outlined in red on the map shown is a potential site allocation for future development in the Chelmsford City Council Local Plan.

More details about this site and the Local Plan Preferred Options consultation document can be viewed on our website at www.chelmsford.gov.uk/planningpolicyconsult

The consultation document can also be viewed at Local Libraries and The Customer Service Centre, Civic Centre, Duke Street, Chelmsford between 8.45am to 4.45pm Monday to Friday.



If you wish to come along and view the document or find out more there will be a Local Plan drop in exhibition taking place on
27.4.2017
Leighs Village Hall
4pm-8pm
(please check www.chelmsford.gov.uk/preferred-options before starting your journey)

For more details on how to make your representations please view the consultation statement at www.chelmsford.gov.uk/preferred-options (also available in Libraries)

All representations must be received by 4.45pm 11th May 2017.

If you require further assistance please call 01245 606330

Chelmsford Local Plan

APPENDIX 9 - Exhibition Panels

Chelmsford Local Plan
Preferred Options Consultation - Respond by 4.45pm 11 May 2017

Welcome

Thank you for visiting today.

We are consulting on our draft Local Plan - Preferred Options, from 30 March to 11 May 2017.

This is your opportunity to get involved with shaping Chelmsford's future.

This is our second stage of consultation on the draft Local Plan. In it we set out how much new development is needed, and for the first time we show the specific sites where this could go.

We have not made any decisions yet - this consultation sets out our preferred approach. We now want everyone to have a say in how the final Local Plan will meet our area's needs for growth in the future, right through until 2036.

You can read the full document and background studies at **www.chelmsford.gov.uk/planningpolicyconsult** - or take away a summary leaflet today to find out more.

We have arranged a series of drop-in exhibitions, like this one, in areas where development is proposed. To see the latest schedule of locations, dates and times, please visit **www.chelmsford.gov.uk/preferred-options** or ask a member of staff.

This exhibition covers:

- What is the Local Plan, why have one and how we have got to this stage
- How we have used previous consultation responses
- The vison, objectives and principles for future growth
- Development - how much, and where
- Details of the three growth areas
- What else is in the Local Plan - Preferred Options
- What else are we consulting on, and how to comment

Chelmsford City Council

Chelmsford Local Plan
Preferred Options Consultation - Respond by 4.45pm 11 May 2017

Preferred Options – some basics

What is the Local Plan?

The draft Local Plan – Preferred Options addresses the needs and opportunities for future development growth, while contributing to the protection of the environment. It sets out the number and locations for houses, jobs and businesses needed until 2036, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around.

The Local Plan also includes draft planning policies which will be used to determine planning applications; and boundaries for Chelmsford, South Woodham Ferrers and defined settlements beyond which development may be restricted.

Why have a new Local Plan?

Our current local plan, the Local Development Framework, was adopted in 2008. Much of the development outlined in that is either complete or already underway, such as the former Marconi site, Bond Street shopping, Beaulieu Park and Channels, and Chelmer Valley Park and Ride. To continue this success, it is important that we have an up to date plan to ensure Chelmsford remains a vibrant and attractive place to live, work and socialise, to meet local development needs until 2036.

How have we got to this stage?

This is the second of three stages of public consultation. Many people and organisations commented on the first Issues and Options consultation in 2015/16, and all the responses have been carefully considered and used to progress the Preferred Options. This led to some changes to the initial proposals including reduced numbers of homes on some sites and more infrastructure like schools.

We have also used a wide range of technical studies covering subjects such as housing, traffic and landscape to help prepare the Plan, and have had discussions with education, transport, health and utilities providers.

The full feedback report and its 'You Said, We Did' summary, and the evidence base of technical studies, can be read on our website: **www.chelmsford.gov.uk/new-local-plan**

When we talk about Chelmsford we mean the whole of the Council's area unless we say otherwise.

Chelmsford Local Plan

Chelmsford Local Plan
Preferred Options Consultation - Respond by 4.45pm 11 May 2017

Our Vision for the future

Our Vision for Chelmsford sets out the kind of place we want to be in 2036:

To continue the existing successes from the growth of Chelmsford City Council's area by embracing our role as England's newest City and the Capital of Essex. Chelmsford will be a sub-regional catalyst for change, providing new sustainable neighbourhoods and attracting inward investment for a wide range of businesses across our area. This also means maximising development opportunities within a compact and vibrant City Centre.

This positive change will optimise the opportunities for new and upgraded infrastructure including leisure and recreation facilities, shops, education and healthcare services and also provide even better housing and job opportunities to local residents making places where people want to live and work to further improve their quality of life and wellbeing. This will include improving the way people move around by private and public transport, by bike and on foot and making the most of the area's assets and opportunities such as its river valleys, and improving the built and natural environment.

To make sure we deliver the Vision through the Local Plan, we are proposing some important factors that will guide the choices made. These are called 'Spatial Principles' in the Local Plan and are as follows:

- Maximise the use of brownfield land for development
  - Using derelict or under-used land to bring forward regeneration
- Continue the renewal of Chelmsford City Centre and Urban Area
  - Enabling a mix of development types to add to vibrancy
- Locate development at well connected sustainable locations
  - Focusing on transport corridors and existing local services
- Utilise garden community principles for strategic development allocations
  - High standards of design and open space with local facilities
- Protect the Green Belt
  - Preventing urban growth from eating into the Green Belt
- Protect the character of valued landscapes, heritage and biodiversity
  - Protecting natural and built areas including rivers, open spaces and wildlife sites
- Respect the pattern and hierarchy of settlements
  - Directing growth to larger settlements to prevent isolated development
- Ensure development is deliverable
  - Deliver housing and infrastructure where and when it's needed
- Ensure development is served by necessary infrastructure
  - Identifying what's needed to support existing and new communities
- Use development to secure new infrastructure
  - Maximising funding and partnerships for new infrastructure
- Plan for the longer-term
  - Thinking beyond this Local Plan Period

Chelmsford Local Plan

Chelmsford Local Plan
Preferred Options Consultation - Respond by 4.45pm 11 May 2017

Growth: How Much?

11,287 new homes already being built or with planning permission

10,875 new homes on new sites

10 Gypsy and Traveller pitches on one new site

24 Travelling Showpeople plots on 4 new sites

Some existing commitments in previous plans have not yet been built, and are brought forward into the new Local Plan

The Green Belt will be protected from development

Other valued landscapes including river valleys will also be protected through Green Wedges and Green Corridors

Protection for heritage assets such as listed buildings, and areas for wildlife and nature conservation

Other things needed to serve new development including:

Chelmsford North East Bypass

New link road and improvements to Essex Regiment Way

Local road improvements including an additional access to Broomfield Hospital

Beaulieu Park Railway Station

New and upgraded cycling and walking routes

Additional/expanded Park and Ride sites

11 new schools

More healthcare facilities

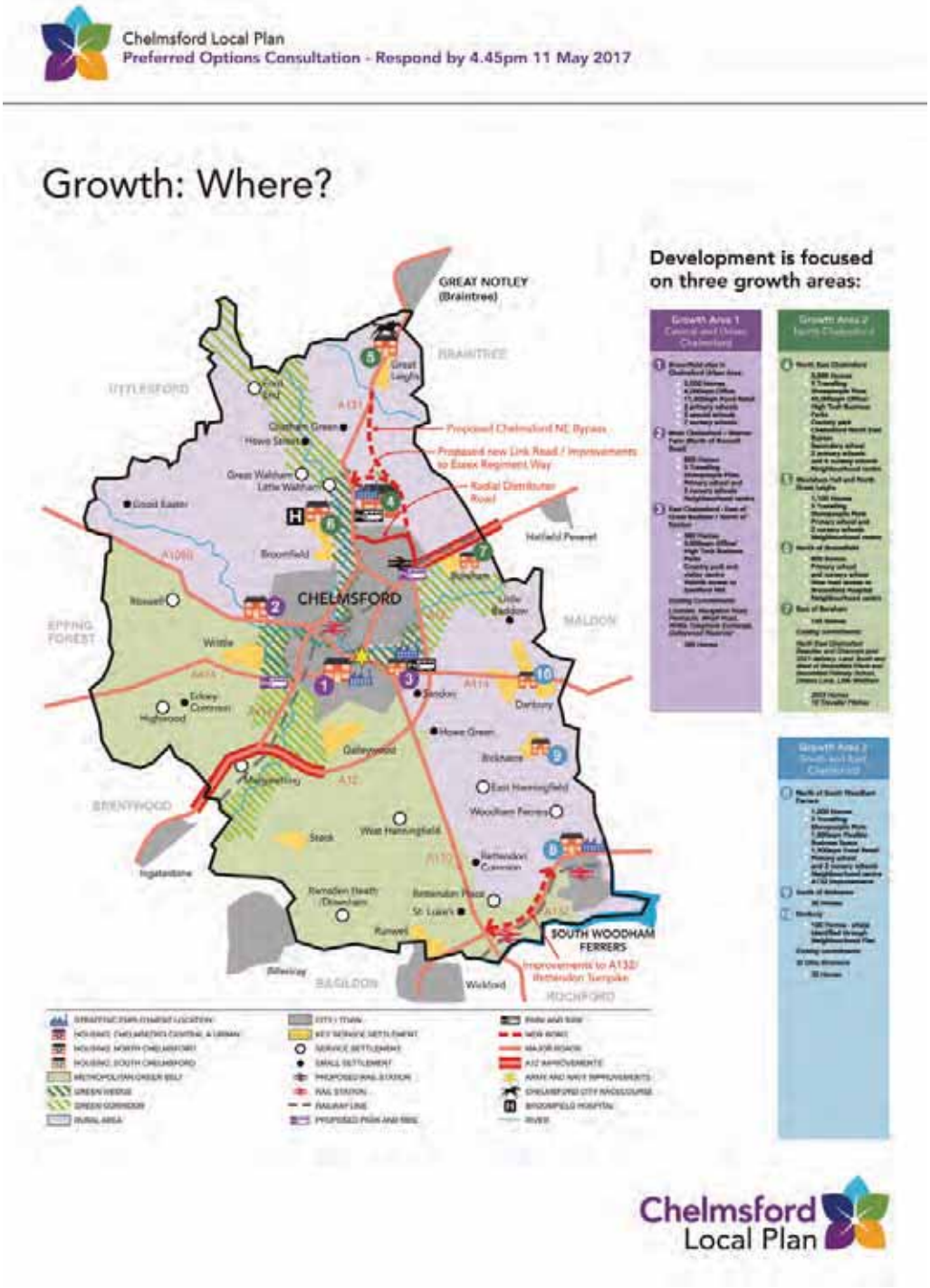
Neighbourhood centres with shops, community and leisure facilities

Open space including two new Country Parks

725 new jobs a year to 2036

55,000 sqm of business/employment space, with two high-tech business parks

Chelmsford Local Plan


Chelmsford Local Plan
Preferred Options Consultation - Respond by 4.45pm 11 May 2017
Growth: Where?
Development is focused on three growth areas:
GREAT NOTLEY (Braintree)
BRAINTREE
UTTLESFORD
Great Leighs
Great Notley
Proposed Chelmsford NE Bypass
Proposed new Link Road / improvements to Essex Regiment Way
Radial Distributor Road
Great Waltham
Little Waltham
Great Easter
Howe Street
Broomfield
Hatfield Peverel
Rettendon
Ulting
Baddow
CHELMSFORD
Roswell
Writtle
EPPING FOREST
MALDON
Sandon
Danbury
Howe Green
Galleywood
Margaretting
Billericay
Woodham Ferrers
East Hanningfield
West Hanningfield
Stock
Ingatestone
Rettendon Common
Runwell
St. Lukes
SOUTH WOODHAM FERRERS
Improvements to A132/ Rettendon Turnpike
BASILDON
Wickford
ROCKFORD
BRENTWOOD
Chelmsford Local Plan

Chelmsford Local Plan
Preferred Options Consultation - Respond by 4.45pm 11 May 2017

What else does the Local Plan - Preferred Options contain?

The document sets out policies to guide new development. These 31 policies cover a range of topics including affordable housing, economic growth, and protection of the countryside, the natural environment and community facilities. It also includes standards for new development such as design, open space and sustainable buildings.

All the proposals are shown on a Proposals Map, showing areas proposed for development, settlement boundaries, protected areas, Minerals and Waste Local Plan areas, and an updated safeguarded area for the proposed Chelmsford North East Bypass.

The document also shows how the Local Plan will be monitored, using indicators which will be used to measure success on an annual basis.

What else are we consulting on?

It is very important that the Local Plan promotes sustainable development. To support this objective, an independent Sustainability Appraisal has been undertaken to test the proposals in the Preferred Options consultation.

This assesses the potential social, economic and environmental effects of the document. It advises on ways in which any identified adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised.

A definition of sustainable development is to enable people to meet their needs without compromising the ability of future generations to meet their own needs.

It's also important to make sure the Local Plan respects recognised European habitat sites such as Special Areas of Conservation and Ramsar sites, so a Habitat Regulations Assessment has also been carried out to identify any effects.

Chelmsford Local Plan

Chelmsford Local Plan
Preferred Options Consultation - Respond by 4.45pm 11 May 2017

Get involved - register and comment NOW

We want to encourage as many people and organisations as possible to have their say on this Local Plan - Preferred Options document, and on the sustainability and habitat assessments.

The consultation runs for 6 weeks from 30 March to 11 May 2017

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly.

Go to **www.chelmsford.gov.uk/planningpolicyconsult** to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more: **www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663**

What happens next?

All comments will be considered alongside further evidence studies, the findings of the sustainability and habitats appraisals, to help us produce the next stage consultation document, the pre-submission version of the draft Local Plan. We plan to consult on this later in 2017.

The key stages in the Local Plan timetable are shown below:

Chelmsford City Council

Chelmsford Local Plan
Preferred Options Consultation - Respond by 4.45pm 11 May 2017

Chelmsford North East Bypass - Safeguarded Corridor update

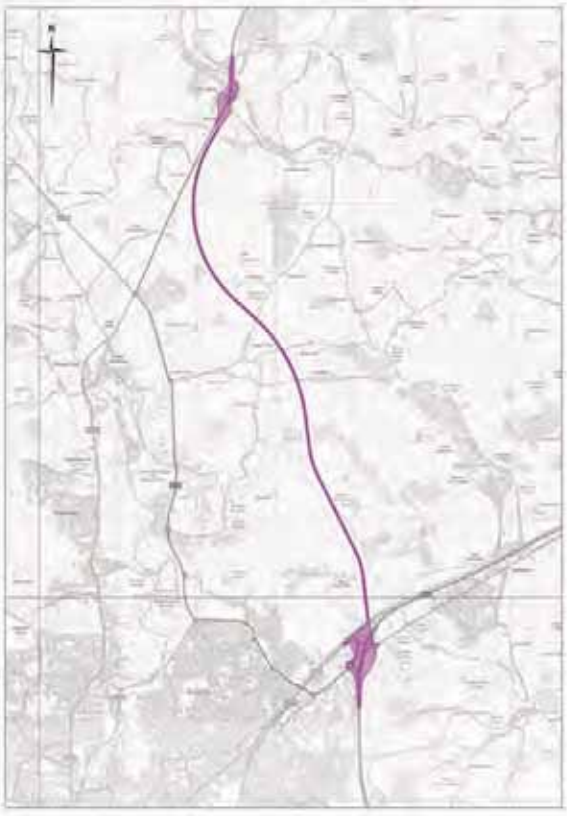
Current safeguarded corridor

The mid and north Essex strategic road network is essential to supporting our businesses, jobs and future. The A12, A130, A131 and A120 are key roads that create effective travel routes across the county. However there is a missing strategic link connecting the network together across north Chelmsford.

The bypass is part of the County Council's integrated approach, which aims to identify the infrastructure needed for future development at an early stage. This will make sure improvements or new roads are in place before significant developments are completed, keeping our economy and roads moving.

In 2007 Essex County Council and its partners laid out a long term plan for a North East Bypass and safeguarded the land. The safeguarded corridor was then adopted by Chelmsford City Council as part of its 2008 Local Development Framework.

With a new Local Plan being proposed for Chelmsford there is an opportunity to update the safeguarded corridor, making sure there is sufficient space for the scheme, and that no land is safeguarded unnecessarily.



The Draft Local Plan - Preferred Options includes the updated safeguarded corridor for the Chelmsford North East Bypass. It does not re-examine the case for the bypass, the preferred route or junction designs.

The updated safeguarded corridor is shown on the Proposals Map which is part of the consultation.

Chelmsford City Council

Chelmsford Local Plan
Preferred Options Consultation - Respond by 4.45pm 11 May 2017

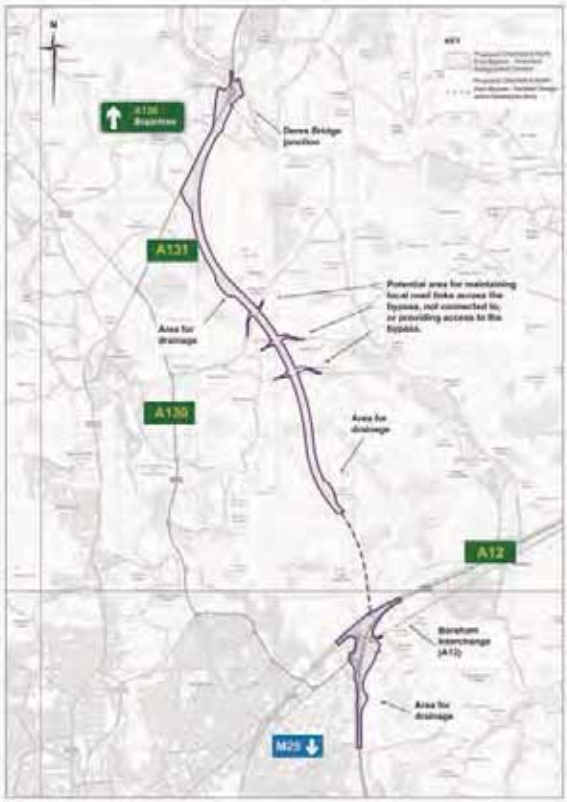
Proposed updates to the Safeguarded Corridor

Safeguarded corridor update

In 2015 the County Council identified additional funding to allow work to be undertaken, including a review and update of the highways design and safeguarded corridor.

The work has allowed the County Council to identify a more realistic footprint of the scheme and the land required to deliver the preferred route for the bypass.

The proposed safeguarded corridor will generally reflect a 100m boundary, which is wide enough to ensure the bypass can be built, connect to the local road network, and provide land for environmental mitigation. In addition, the proposed safeguarded corridor would update the land required for junctions, structures and other key highway features, such as local road diversions.



Chelmsford City Council

APPENDIX 10 - Preferred Options Summary Leaflet

Chelmsford Local Plan

LOCAL PLAN NEWSLETTER

MARCH 2017 NUMBER 2

HAVE YOUR SAY ON ...

Chelmsford's new Local Plan. We are consulting on the next stage, the Draft Local Plan - Preferred Options, from 30 March to 11 May. This is your opportunity to get involved with shaping Chelmsford's future.

What is the Local Plan?

The consultation document, called the Local Plan - Preferred Options, identifies the number and locations for houses, jobs and businesses we are planning for, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around.

The Local Plan also includes draft planning policies which, when adopted, will be used to determine planning applications. The Proposals Map shows where particular policies apply.

Why have a new Local Plan?

Much of the development outlined in the current Local Development Framework is either complete or already underway. To continue this success, it is important that we have an up to date plan to ensure Chelmsford remains a vibrant and attractive place to live, work and socialise, to meet local development needs until 2036.

How have we got to this stage?

This is the second of three stages of public consultation. Many people and organisations commented on the first Issues and Options consultation in 2015/16, and all the responses have been carefully considered and used to progress the Preferred Options. This led to some changes to the initial proposals including reduced numbers of homes on some sites and more infrastructure like schools.

We have also used a wide range of technical studies covering subjects such as housing, traffic and landscape to help prepare the Plan, and have had meetings with education, transport, health and utilities providers.

The feedback and the evidence base of technical studies can be read on our website:
www.chelmsford.gov.uk/new-local-plan

New development: Where and how much?

Development is focused on three growth areas:

- Growth Area 1 Central and Urban Chelmsford
- Growth Area 2 North Chelmsford
- Growth Area 3 South and East Chelmsford

- 11,287 new homes already being built or with planning permission
- 10,875 new homes on new sites
- 10 Gypsy and Traveller pitches on one site
- 24 Travelling Showpeople plots on four sites

Some existing commitments in previous plans have not yet been built, and are brought forward into the new Local Plan

- 725 new jobs a year to 2036
- 55,000 sqm of business/ employment space, with two high-tech business parks

- The Green Belt will be protected from development
- Other valued landscapes including river valleys will also be protected through Green Wedges and Green Corridors
- Protection for heritage assets such as listed buildings, and areas for wildlife and nature conservation

Other things needed to serve new development including:

- Chelmsford North East Bypass
- New link road and improvements to Essex Regiment Way
- Local road improvements including an additional access to Broomfield Hospital
- Beaulieu Park Railway Station
- New and upgraded cycling and walking routes
- Additional/expanded Park and Ride sites
- 11 new schools
- More healthcare facilities
- Neighbourhood centres with shops, community and leisure facilities
- Open space including two new Country Parks

Growth Area 1
Central and Urban Chelmsford

New development will be focused mainly on previously developed – or brownfield – land in the City Centre, to strengthen the City as a major residential, employment and retail centre. There will also be two other locations for development to the west and east of Chelmsford. All the areas will focus on access, cycling and walking in the Green Wedge to connect with the City Centre, and enhanced bus links.

1 Brownfield sites in Chelmsford Urban Area

- 2,000 Homes
- 4,000sqm Office
- 11,500sqm Food Retail
- 2 primary schools
- 2 special schools
- 7 nursery schools

2 West Chelmsford – Warren Farm (North of Roxwell Road)

- 800 Homes
- 5 Travelling Showpeople Plots
- Primary school and 2 nursery schools
- Neighbourhood centre

3 East Chelmsford - East of Great Baddow / North of Sandon

- 400 Homes
- 5,000sqm Office/ High Tech Business Parks
- Country park and visitor centre
- Vehicle access to Sandford Mill

Existing Commitments:

Lockside, Navigation Road, Peninsula, Wharf Road, Writtle Telephone Exchange, Galleywood Reservoir

- *588 Homes*

Growth Area 2
North Chelmsford

This area will accommodate new large neighbourhoods and employment opportunities. Landscape-led developments will be well-connected through improved road and transport links, with attractive well-designed communities focused around open space, leisure facilities and a new business/science park.

4 North East Chelmsford

- 3,000 Homes
- 9 Travelling Showpeople Plots
- 45,000sqm Office/ High Tech Business Parks
- Country park
- Chelmsford North East Bypass
- Secondary school
- 2 primary schools and 4 nursery schools
- Neighbourhood centre

5 Moulsham Hall and North Great Leighs

- 1,100 Homes
- 5 Travelling Showpeople Plots
- Primary school and 2 nursery schools
- Neighbourhood centre

6 North of Broomfield

- 800 Homes
- Primary school and nursery school
- New road access to Broomfield Hospital
- Neighbourhood centre

7 East of Boreham

- 145 Homes

Existing commitments:

North East Chelmsford Beaulieu and Channels post 2021 delivery, Land South and West of Broomfield Place and Broomfield Primary School, Drakes Lane, Little Waltham

- *2803 Homes*
- *10 Traveller Pitches*

Growth Area 3
South and East Chelmsford

Development will be concentrated to the north of South Woodham Ferrers. Growth here will be well connected to the town, set in attractive landscape, and will help to bring forward improvements to the A132. Smaller development proposals for Bicknacre and Danbury will help to contribute towards existing facilities.

8 North of South Woodham Ferrers

- 1,000 Homes
- 5 Travelling Showpeople Plots
- 1,000sqm Flexible Business Space
- 1,900sqm Food Retail
- Primary school and 2 nursery schools
- Neighbourhood centre
- A132 Improvements

9 South of Bicknacre

- 30 Homes

10 Danbury

- 100 Homes - site(s) identified through Neighbourhood Plan

Existing commitments:

St Giles Bicknacre

- *32 Homes*

What else are we consulting on?

Our aim is to get the right type of development in the right places to meet the growing needs of local people and businesses while protecting our environment.

To help us do this, the draft Local Plan – Preferred Options has been assessed against a range of social, environmental and economic indicators, called a Sustainability Appraisal, to identify any significant effects. Similarly, a Habitats Regulations Assessment assesses the document for any impacts on European habitat sites such as designated Special Protection Areas and Ramsar sites.

Both these assessments form part of the consultation.

Get involved - visit an exhibition

We are arranging a series of drop-in exhibitions in areas where development is proposed. To see the latest schedule of locations, dates and times, please visit **www.chelmsford.gov.uk/preferred-options**

Get involved - register and comment NOW

We want to encourage as many people and organisations as possible to have their say on this Local Plan - Preferred Options document; and on the sustainability and habitat assessments.
The consultation runs for 6 weeks from 30 March to 11 May.

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly. Go to **www.chelmsford.gov.uk/planningpolicyconsult** to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more: **www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663**

Next steps

All comments will be considered and used to help us produce the next stage consultation document, the pre-submission version of the draft Local Plan. We plan to consult on this later in 2017.

More information

You can also find more information and documents for downloading, or contact us:

www.chelmsford.gov.uk/preferred-options
E-mail: planning.policy@chelmsford.gov.uk
Tel: 01245 606330

Planning and Housing Policy
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford, CM1 1JE

This publication is available in alternative formats including large print, audio and other languages.

Chelmsford City Council

Consultation closes at 4.45pm on Thursday 11 May

APPENDIX 11 - Advert Artwork

APPENDIX 12 - Chelmsford City Life Spring 2017

Get involved with the new Chelmsford Local Plan

Chelmsford needs to grow, and the City Council's new Local Plan is the community's opportunity to help shape how Chelmsford should develop and improve to 2036 and beyond.

The Council is consulting on the next stage, the 'Preferred Options' version of the Draft Local Plan, in Spring 2017.

The Preferred Options document identifies how many houses, jobs and businesses are being planned for and their locations, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment.

Residents will also be consulted on draft planning policies, which will be used to determine planning applications, and on defined settlement boundaries for villages, beyond which development may be restricted.

How to comment

The Council wants to encourage as many people and organisations as possible to have their say on the Preferred Options document and on its sustainability and habitat assessments. The consultation will run for six weeks later in Spring – check the website for the dates.

The best way to get involved is via the specially designed Consultation Portal. Visit **www.chelmsford.gov.uk/planningpolicyconsult** to read the consultation documents, sign up for alerts to future consultations, and find out more about how the Consultation Portal works. Using the Portal means your comments can be accurately recorded and quickly processed.

You can also find more information, and documents for downloading during the consultation period, at **www.chelmsford.gov.uk/new-local-plan**. To get in touch, email **planning.policy@chelmsford.gov.uk** or call **01245 606330**.

APPENDIX 13 - Chelmsford Business April 2017

Future plans

New Local Plan - Have Your Say NOW!

Don't miss the chance to have your say on Chelmsford's new Local Plan.

The current stage is the Chelmsford Local Plan - Preferred Options, and consultation continues until 11 May.

The Local Plan proposes how and where growth will be distributed until 2036. Alongside locations for new houses it also proposes 55,000sqm of new office and flexible floorspace and 13,400sqm for retail, to support growth of nearly 11,000 new jobs over the Plan period. The aim is to ensure that Chelmsford's businesses thrive, and that the City fosters new economic growth and new jobs to meet forecast local needs.

Continued urban renewal and regeneration of brownfield land is promoted through the Plan, with proposals for mixed-use and live-work uses on larger sites.

Supporting infrastructure is also proposed, such as road and other transport improvements including road capacity and junction improvements, continued support for the Chelmsford North East Bypass, two additional Park and Ride sites, and cycle and footway enhancements, to facilitate growth and make sure it is achieved in a sustainable way.

The Local Plan also contains draft policies to be used for deciding planning applications, covering issues including provision and protection of retail and employment areas.

View the documents, and make your comments or register now on the Council's Consultation Portal: www.chelmsford.gov.uk/planning policyconsult

You can also find out more by visiting www.chelmsford.gov.uk/new-local-plan

Chelmsford Local Plan

APPENDIX 14 - Text for Parish Newsletters

Part A - General information that is relevant to all Parish / Town Councils

Chelmsford's planning consultations - get involved!

Do you want to have a say on where new homes should be built, how your local area could be improved and where new services and facilities are provided across Chelmsford?

This is your opportunity to get involved with shaping Chelmsford's future.

Local Plan - Preferred Options Consultation Document

The draft Local Plan – Preferred Options addresses the needs and opportunities for future development growth, while protecting the environment. It sets out the number and locations for houses, jobs and businesses needed in the period up to 2036, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around.

The Local Plan also includes draft planning policies which will be used to determine planning applications; and boundaries for Chelmsford, South Woodham Ferrers and defined settlements beyond which development may be restricted.

Sustainability Appraisal (and Non-Technical Summary), and Habitats Regulations Assessment

It is very important that the Local Plan promotes sustainable development. To support this objective, an independent Sustainability Appraisal has been undertaken to test the proposals in the Preferred Options consultation. This assesses the potential social, economic and environmental effects of the document. It advises on ways in which any identified adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised.

It's also important to make sure the Local Plan respects recognised European habitat sites such as Special Areas of Conservation and Ramsar sites, so a Habitat Regulations Assessment has also been carried out to identify any effects.

How do I find out more?

You can view and comment on the Local Plan - Preferred Options consultation document, its accompanying Sustainability Appraisal (and Non-Technical

Summary) and the Habitats Regulations Assessment **until 4.45pm on 11 May 2017**.

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly.
Go to www.chelmsford.gov.uk/planningpolicyconsult to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more:
www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

You can also read the consultation documents during normal opening hours in local libraries and at the City Council's Customer Service Centre, Duke Street, Chelmsford.

Paper copies are available to purchase by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to Planning and Housing Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE. Responses can also be made in writing and returned to the above email or postal address. A specially designed response form is available online at www.chelmsford.gov.uk/preferred-options

Part B - Optional text

Does the Local Plan Preferred Options consultation document identify new development in the Unparished Area of Chelmsford?

The consultation document proposes allocating sites in Chelmsford's existing Urban Area for around 1,965 new homes. These are called Strategic Growth Sites 1a to 1g, and Growth Sites 1h to 1s in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around Boreham Parish?

The consultation document proposes allocating land to the east of Boreham for around 145 new homes. This is called Strategic Growth Site 7 in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around Broomfield Parish?

The consultation document proposes allocating land north of Broomfield for around 800 new homes and supporting infrastructure including a new primary school. This is

called Strategic Growth Site 6 in the consultation document. A potential additional access to Broomfield Hospital is identified as an infrastructure requirement.

It also carries forward an existing commitment from the North Chelmsford Area Action Plan which has not yet been built, for around 200 new homes and new primary school on land south and west of Broomfield Place. This is called Existing Commitment EC3 in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around Chignal Parish?

No new housing or employment growth is identified in Chignal Parish. An earlier proposal for a potential Western Relief Road is no longer included.

Does the Local Plan Preferred Options consultation document identify new development around Danbury Parish?

The consultation document proposes allocating 100 new homes for Danbury, the location of which will be consulted and decided on through the emerging Danbury Neighbourhood Plan. This is called Growth Site 10 in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around East Hanningfield Parish?

No new housing or employment growth is identified in East Hanningfield Parish.

Does the Local Plan Preferred Options consultation document identify new development around Galleywood Parish?

No new housing or employment growth is identified in Galleywood Parish.

The consultation document carries forward an existing commitment from the Local Development Framework which has not yet been built, for around 13 new homes on land north of Galleywood Reservoir. This is called Existing Commitment EC1 in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around Good Easter Parish?

No new housing or employment growth is identified in Good Easter Parish.

Does the Local Plan Preferred Options consultation document identify new development around Great Baddow Parish?

The consultation document proposes allocating land east of Chelmsford/north of Great Baddow for around 400 new homes, and a high tech/office business park. These are called Strategic Growth Sites 3a, 3b and 3c in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around Great & Little Leighs Parish?

The consultation document proposes allocating land at Moulsham Hall and north of Great Leighs for around 1,100 new homes and supporting infrastructure including a new primary school. This is called Strategic Growth Site 4 in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around Great Waltham Parish?

No new housing or employment growth is identified in Great Waltham Parish.

Does the Local Plan Preferred Options consultation document identify new development around Highwood Parish?

No new housing or employment growth is identified in Highwood Parish. An earlier proposal for a potential Western Relief Road is no longer included.

Does the Local Plan Preferred Options consultation document identify new development around Little Baddow Parish?

No new housing or employment growth is identified in Little Baddow Parish.

Does the Local Plan Preferred Options consultation document identify new development around Little Waltham Parish?

The consultation document proposes allocating land north Broomfield for around 800 new homes and supporting infrastructure including a new primary school. This is called Strategic Growth Site 6 in the consultation document. A potential additional access to Broomfield Hospital is identified as an infrastructure requirement.

It also carries forward an existing commitment from the North Chelmsford Area Action Plan which has not yet been built, for 10 Gypsy and Traveller pitches at Drakes Lane. This is called Travellers Site TS1 in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around Margaretting Parish?

No new housing or employment growth is identified in Margaretting Parish.

Does the Local Plan Preferred Options consultation document identify new development around Mashbury Parish?

No new housing or employment growth is identified in Mashbury Parish.

Does the Local Plan Preferred Options consultation document identify new development around Pleshey Parish?

No new housing or employment growth is identified in Pleshey Parish.

Does the Local Plan Preferred Options consultation document identify new development around Rettendon Parish?

No new housing or employment growth is identified in Rettendon Parish. Improvements to the A132 are identified as an infrastructure requirement to support proposed development north of South Woodham Ferrers (Strategic Growth Site 8 in the consultation document)

Does the Local Plan Preferred Options consultation document identify new development around Roxwell Parish?

No new housing or employment growth is identified in Roxwell Parish. An earlier proposal for a potential Western Relief Road is no longer included.

Does the Local Plan Preferred Options consultation document identify new development around Runwell Parish?

No new housing or employment growth is identified in Runwell Parish. Improvements to the A132 are identified as an indicative infrastructure requirement to support proposed development north of South Woodham Ferrers (Strategic Growth Site 8 in the consultation document).

Does the Local Plan Preferred Options consultation document identify new development around Sandon Parish?

The consultation document proposes allocating land east of Chelmsford/north of Great Baddow for around 400 new homes, and a high tech/office business park. These are called Strategic Growth Sites 3a, 3b and 3c in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around South Hanningfield Parish?

No new housing or employment growth is identified in South Hanningfield Parish.

Does the Local Plan Preferred Options consultation document identify new development around South Woodham Ferrers?

The consultation document proposes allocating land north of South Woodham Ferrers for around 1,000 new homes and supporting infrastructure including a new primary school, 1,000 sqm floorspace for offices and 1,900 sqm floorspace for food retail. This is called Strategic Growth Site 8 in the consultation document. Improvements to the A132 are identified as an infrastructure requirement to support new development.

Does the Local Plan Preferred Options consultation document identify new development around Springfield Parish?

The consultation document proposes allocating land north east of Chelmsford for around 3,000 new homes and supporting infrastructure including schools and country Parkand a 45,000sqm office/high tech business park. This is called Strategic Growth Site 4 in the consultation document.

Does the Local Plan Preferred Options consultation document identify new development around Stock Parish?

No new housing or employment growth is identified in Stock Parish.

Does the Local Plan Preferred Options consultation document identify new development around West Hanningfield Parish?

No new housing or employment growth is identified in West Hanningfield Parish.

Does the Local Plan Preferred Options consultation document identify new development around Woodham Ferrers and Bicknacre Parish?

The consultation document proposes allocating land south of Bicknacre for around 30 new homes. This is called Growth Site 9 in the consultation document.

It also carries forward an existing commitment from the Local Development Framework which has not yet been built, for around 32 new units for specialist residential accommodation at St Giles, Moor Hall Lane. This is called Existing Commitment EC4 in the consultation document.

The consultation document also proposes allocating land north of South Woodham Ferrers for around 1,000 new homes and supporting infrastructure including a new primary school, 1,000 sqm floorspace for offices and 1,900 sqm floorspace for food retail. This is called Strategic Growth Site 8 in the consultation document. Improvements to the A132 are identified as an infrastructure requirement to support new development.

Does the Local Plan Preferred Options consultation document identify new development around Writtle Parish?

The consultation document proposes allocating land west of Chelmsford for around 800 new homes and supporting infrastructure including a new primary school. This is called Strategic Growth Site 2 in the consultation document. An earlier proposal for a potential Western Relief Road is no longer included.

It also carries forward an existing commitment from the Local Development Framework which has not yet been built, for around 25 new homes on land surrounding the Telephone Exchange, Ongar Road. This is called Existing Commitment EC2 in the consultation document.

Part C – Optional Information on Drop-in Exhibitions

CCC has arranged a series of drop-in exhibition in areas where development is proposed. These will provide an opportunity to meet an officer face-to-face (unless otherwise stated).

Please check www.chelmsford.gov.uk/preferred-options for any changes to the timetable before making a special trip.

Location	Date	Time
Little Waltham Memorial Hall, 15 Brook Hill, Little Waltham, CM3 3LN	Tuesday 18 April	5.30pm-8pm
Remembrance Square, County Hall, Market Road, CM1 1LX	Tuesday 18 April to Friday 21 April	(unstaffed) 9am-6.30pm Mon to Fri; 9am-5.30pm Sat
Broomfield Village Hall, 158 Main Road, Broomfield, CM1 7AH	Tuesday 19 April	4.30pm-8pm
Springfield Parish Centre, St Augustine's Way, Springfield, CM1 6GX	Friday 21 April	4pm-8pm
South Woodham Ferrers Village Hall, 25 Hullbridge Road, South Woodham Ferrers, CM3 5PL	Monday 24 April	3.30pm-7.30pm
High Chelmer, Exchange Way, Chelmsford, CM1 1XB	Monday 24 April to Friday 28 April	(unstaffed) 7am-6.30pm
Leighs Village Hall, Boreham Road, Great Leighs, CM3 1NH	Thursday 27 April	4pm-8pm
Great Baddow Parish Hall, 19 Maldon Road, Great Baddow, CM2 7DW	Friday 28 April	4pm-8pm
Danbury Village Hall, Main Road, Danbury, CM3 4NQ	Tuesday 2 May	4pm-8pm

Sandon Village Hall, Woodhill Road, Sandon, CM2 7SQ	Tuesday 2 May	4pm-8pm
Writtle Village Hall, 18 The Green, Writtle, CM1 3DU	Friday 5 May	4pm-8pm
Bicknacre Village Hall, Main Road, Bicknacre, CM3 4ES	Tuesday 9 May	4pm-8pm

APPENDIX 15 - Press Releases

Get involved with the new Local Plan

Chelmsford continues to grow, and Chelmsford City Council's new Local Plan is the community's opportunity to help shape how Chelmsford should develop and improve to 2036 and beyond.

The next stage, the 'Preferred Options' version of the Draft Local Plan, will be presented to Development Policy Committee on Thursday 9 March, for agreement to consult from late March for six weeks.

The Preferred Options document identifies how many houses, jobs and businesses are being planned for and their locations, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment.

Residents will also be consulted on draft planning policies, which will be used to determine future planning applications. The Preferred Options will also include plans showing preferred site allocations, and areas for protection.

The Council wants to encourage as many people and organisations as possible to have their say on the Preferred Options document and on its sustainability and habitat assessments.

The best way to find out more is online, using the specially designed Consultation Portal. Visit www.chelmsford.gov.uk/planningpolicyconsult to read the consultation documents, sign up for alerts to future consultations, and find out more about how the Consultation Portal works. You can register at any time. Using the Portal means your comments can be accurately recorded and quickly processed.

You can also find more information, and documents for downloading during the consultation period, at www.chelmsford.gov.uk/new-local-plan. To get in touch, email planning.policy@chelmsford.gov.uk or call 01245 606330.

24 February 2017

Chelmsford Local Plan consultation underway

Chelmsford City Council has published its new Local Plan for six weeks public consultation finishing on Thursday 11 May.

This consultation stage, called the 'Preferred Options' identifies how many houses, jobs and businesses are being planned for and their locations for the period up to 2036, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment.

We are also consulting on draft planning policies, which will be used to determine future planning applications. The Preferred Options also include plans showing preferred site allocations, and areas for protection.

The City Council wants as many people and organisations as possible to have their say on the Preferred Options document and on its sustainability and habitat assessments. The best way to find out more is online, using the specially designed Consultation Portal. Visit

www.chelmsford.gov.uk/planningpolicyconsult to read the consultation documents, sign up for alerts to future consultations, and find out more about how the Consultation Portal works. You can register at any time. Using the Portal means comments can be accurately recorded and quickly processed.

You can also find more information, and documents for downloading during the consultation period, at www.chelmsford.gov.uk/preferred-options. To get in touch, email planning.policy@chelmsford.gov.uk or call 01245 606330.

Thursday 30 March 2017

Get involved with planning Chelmsford's future

Chelmsford City Council is continuing to consult on its draft Local Plan, including drop-in exhibitions throughout the consultation period.

The 'Preferred Options' stage of the Local Plan consultation identifies how many houses, jobs and businesses are being planned for and their locations for the period up to 2036, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around.

The Council wants to encourage as many people and organisations as possible to have their say on the Preferred Options document and on its sustainability and habitat assessments.

The Council has arranged drop-in exhibitions throughout the consultation period, which runs until 4.45pm on Thursday 11 May 2017. As well as several village locations, the exhibition will visit High Chelmer Shopping Centre, Chelmsford, from Monday 24 to Friday 28 April. The exhibition will be on display all day, and will be staffed from 11.30am to 2.30pm.

You can also find out more online, using the specially designed Consultation Portal. Visit www.chelmsford.gov.uk/planningpolicyconsult to read the consultation documents, sign up for alerts to future consultations, and find out more about how the Consultation Portal works. You can register at any time. Using the Portal means comments can be accurately recorded and quickly processed.

You can also find more information about the drop-in exhibitions, and documents for downloading during the consultation period, at www.chelmsford.gov.uk/preferred-options. To get in touch, email planning.policy@chelmsford.gov.uk or call 01245 606330.

Thursday 20 April 2017

Local Plan consultation closes 11 May

Consultation on Chelmsford City Council's new Local Plan closes at 4.45pm on Thursday 11 May. Don't forget to have your say!

This consultation stage called the 'Preferred Options' identifies the proposed quantity and locations for new homes up to 2036, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. Accompanying plans show these preferred site allocations, along with areas for protection.

The consultation also covers draft planning policies, which will be used to determine future planning applications.

The best way to find out more and make your comments is using the specially designed online Consultation Portal - visit www.chelmsford.gov.uk/planningpolicyconsult.

You can also find more information, and all the consultation documents, at www.chelmsford.gov.uk/preferred-options.

To get in touch, email planning.policy@chelmsford.gov.uk or call 01245 606330.

Monday 8 May 2017

Chelmsford Local Plan consultation now closed

Consultation on Chelmsford City Council's new Local Plan has now closed. Officers are now dealing with all the representations made which are expected to run into the thousands. These have been made by landowners and developers, partner organisations, utility companies, town and parish councils, and the public.

This consultation stage called the 'Preferred Options' identified the proposed quantity and locations for new homes up to 2036, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around.

As part of the consultation, the Council engaged with nearly 2,700 people through a programme of exhibitions and leaflet handouts, which were held across nearly 20 locations in the City Council's area.

A feedback report on all the representations will be prepared, before these responses are used to refine the next version of the draft Local Plan. Called the Local Plan – Pre-Submission, there will be a final round of consultation in the autumn, before approval is sought from City Council Members and then the Secretary of State.

The consultation documents are still available to view at www.chelmsford.gov.uk/preferred-options. To get in touch, email planning.policy@chelmsford.gov.uk or call 01245 606330.

Tuesday 16 May 2017

This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

Planning and Housing Policy
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

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Chelmsford City Council

Preferred Options – List of Organisations who made representations

1st Chelmsford Scouts	Hands Off Danbury Residents Group
Anglia Ruskin University	Highways England East/South East Region
Anglian Water Services Ltd	Historic England
Barton Willmore	Howe Green Community Association
Basildon Borough Council	Legal & General
Black Notley Parish Council	Little Baddow Parish Council
Boreham Conservation Society	Little Waltham Parish Council
Boreham Parish Council	Maldon District Council
Braintree District Council	Marine Mangement Organisation (MMO) HM Government
Brentwood Borough Council	Medical Services Danbury Ltd
Broomfield Neighbourhood Plan Steering Group	Mid Essex CCG
Broomfield Parish Council	Mid Essex Hospital Services NHS Trust
Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association	Mid-Essex Business Group
CAODS (Chelmsford Amateur Operatic & Dramatic Society)	Moulsham Mill Partnership
CAODS (Chelmsford Amateur Operatics Society)	National Grid
Castle Point Council	Natural England
Changing Chelmsford	Newlands Spring Residents Association
Chelmer Canal Trust	NHS England, Essex Area Team
Chelmer Cycling Club	North Chelmsford Villages Community Group
Chelmsford Diocese Board of Finance	North Fambridge Parish Council
Chelmsford Rivers And Canal Link Group	Police and Crime Commissioner for Essex
Chelmsford Sport	Princes Rd Allotment Association
Chelmsford Young Generation Amateur Musical Society	Ramblers Essex Area
Chignal Parish Council	Rentplus (Agents Tetlow King Planning)
Colchester Borough Council	Reprohouse Limited
Convair Group	Retail Focus
Convair Limited	Rochford District Council
Danbury Parish Council	Rugbytots Central Essex
detoxpeople ltd	Runwell Parish Council
East Hanningfield Parish Council	Sandon Parish Council
Education & Skills Funding Agency	South Woodham Action Group
English Rural Housing Association	South Woodham Ferrers Health & Social Care Group
Environment Agency	South Woodham Ferrers Neighbourhood Plan
Epping Forest District Council	South Woodham Ferrers Town Council
Essex & Suffolk Water	Sport England
Essex County Council	Springfield Parish Council
Essex Waterways Ltd	Tendring District Council
Felsted Parish Council	The Chelmsford Ballet Company
Galleywood Parish Council	The Inland Waterways Association (Chelmsford Branch)
Genesis HA	The John Bishop Partnership
Genesis HA	Theatres Trust
Great & Little Leighs Parish Council	Thurrock Borough Council
Great Baddow Parish Council	Transport for London
Great Notley Parish Council	UK Power Networks
Great Waltham Parish Council	W&H Marriage & Sons Limited
Greater London Authority	WEA Sec

Hands Off Danbury Residents Group	W&H Marriage & Sons Limited
Highways England East/South East Region	WEA Sec
Historic England	Woodham Ferrers & Bicknacre Parish Council
Howe Green Community Association	Woodland Trust
Legal & General	Writtle Neighbourhood Plan Group
Little Baddow Parish Council	Writtle Parish Council
Little Waltham Parish Council	Writtle Surgery
Maldon District Council	
Marine Mangement Organisation (MMO) HM Government	
Medical Services Danbury Ltd	
Mid Essex CCG	
Mid Essex Hospital Services NHS Trust	
Mid-Essex Business Group	
Moulsham Mill Partnership	
National Grid	
Natural England	
Newlands Spring Residents Association	
NHS England, Essex Area Team	
North Chelmsford Villages Community Group	
North Fambridge Parish Council	
Police and Crime Commissioner for Essex	
Princes Rd Allotment Association	
Ramblers Essex Area	
Rentplus (Agents Tetlow King Planning)	
Reprohouse Limited	
Retail Focus	
Rochford District Council	
Rugbytots Central Essex	
Runwell Parish Council	
Sandon Parish Council	
South Woodham Action Group	
South Woodham Ferrers Health & Social Care Group	
South Woodham Ferrers Neighbourhood Plan	
South Woodham Ferrers Town Council	
Sport England	
Springfield Parish Council	
Tendring District Council	
The Chelmsford Ballet Company	
The Inland Waterways Association (Chelmsford Branch)	
The John Bishop Partnership	
Theatres Trust	
Thurrock Borough Council	
Transport for London	
UK Power Networks	

Preferred Options – List of Members of the Public who made representations

Mrs Alisa Abbott	Mr Rupert Baker	Mr John Berryman
Mr Peter Acton	Jeanette Baker	Mr M Berwick
Ms Susan Acton	Mr Niel Baker	Mr Nigel Bevitt-Smith
Mrs Sandra Adams	Mrs Nancy Baker	Ms Clare Biggs
Mr John Adams	Mr Frederick Balding	Mrs Sue Biggs
Mrs Susan Adams	Mrs Joan Balding	C J Biggs
Mr Tim Adams	Mr Edward Baldock	Mrs Jacqueline Birch
Ms Dawn Afriyie	Jenny Baldwin	Ms Louise Birke
Mrs Sheena Ager	Mrs Amanda Balicki	Mrs Claire Birks
Mr William Ainsworth	Mrs Janet Bamber	Mr Colin Blake
Mrs Shirley Ainsworth	Ms Amanda Banes	Mr Neill Blanks
Councillor John Aldridge	Mr Derek Banes	Ms Kim Bliss
Mrs Christine Aldridge	Mr Andy Barker	Mr William Bliss
Mrs Louise Allan	Mr Glen Barker	Mrs Joyce Bliss
Mrs Tara Allen	Mrs Marion Barker	Mrs Mary Blunt
Mr Peter Allen	Mr Dominic Barnard	Mrs Mary Boling
Mr, Mrs & Miss Stanley, Janet & Jill Allen	Mrs Carol Barnard	Mr & Mrs Stuart & Doris Bolton
Mr Robert Allighan	Mr Chris Barnard	Mr Stephen Bond
Mr Martin Amos	Mrs Doreen Barnes	Mr Edward Bonney
Dr Linda Amrane-Cooper	Mr Phil Barnett	Mr Nigel Booley
Mrs Kim Anderson	Julia Barnett	Miss Tia Booley
Mr Peter Anderson	Mr Peter Barry	Mr Doug Boorman
J Andrews	Ms Christine Bartlett	Mr John Booth
Mrs Linda Anstee	Mrs Samantha Bashford	Mrs Julie Borg
Mr Christopher Anstey	Mr Jay Bashford	Ms Gemma Botty
Mr Richard Anthony	Ms Heather Batyski	Mr Matt Bowen
Mr Lester Appleton	Dr Clive Beale	Mrs Pauline Bowers
Mr Matthew Archer	Ms Linda Beard	Ms Lois Bowser
Mr Mark Ardley	Mrs Amanda Beattie	Mr Paul Bowyer
Mrs Jill Armand	Mr John Beaurain	Louisa Boyles
Mr & Mrs Armario	Mr Colin Beckett	Ms Susan Braddock
Mr Alan Arnett	Mrs Barbara Beckett	Shelia Bradfield
Mrs Lesley Arnold	mrs Eileen Beer	Mr & Mrs Terry & Ann Bradley
Mrs J Arundell	Mr Ian Beer	Mrs Jacqueline Bramham
Claire Ashwell	Mrs Tracy Belgrave	Mr Ralph Bray
Mrs Rita Askwith	Mr Daniel Bell	Mrs Karlee Braybrook
Mr Gail Aston	Mrs Susan Bell	Mrs Helen Brazier
Mrs P Atkinson	Mr Christopher Bell	Mr George Brazier
Mr Brian Austin	Ms Diana Bell	Christine Bredo
Dr & Mrs M P & P Austin	Mr Vincent Bellam	Mr Jonatna Breit
Mr Raymond Avis	Doc Peter Bennett	Mrs Vanessa Brett
Mrs Karen Avis	Clive Bennett	Mr Richard Brew
Mrs Mavis Awcock	Mrs H J Bennett	Mr Andrew Brewster
Mr Norman Awcock	Irene Bennett	Mr Richard Bridge
Mr & Mrs B Babbs	Mrs Kate Bennett	Ms Rita Bridgman
Mr Graham Baguley	Mrs L Bennett	Mr Liam Bright
Mr Peter Bailey	Mr Michael Benning	Mrs Gemma Bright
Dr Michael Bailey	Mr Chris Berris	Mr Simon Bright
Barbara Baird	Mr Malcolm Berry	Ms Debbie Brindle
Mr & Mrs John and Elizabeth Baker	Mr James Berry	R H Brindley

Miss Lesley Brinn	Mr Kenneth Canfield	Mrs Isabel Clarke
Mr Peter Brisley	Louise Capps	Mr Geoffrey Clarke
Mr Seb Britton	Peter Carini	Mrs Louise Clarke
Mr Chris Broad	Ms Lucia Carini	Mr Denzil Clarke
MIss Jessica Broad	Ms Francesca Carini	Miss Susan Clarke
Miss Charlotte Broad	Ms Deborah Carini	Mr Theo Clarke
Mrs Maria Broad	Miss Carolyn Carlile	Mr David Clarkson
Mrs Debra Brokenbrow	Mr Carmichael	Mrs Ann Claydon
David Brooker	Anthony Carmichael	Mr Philip Claydon
Mr K Brooks	Mrs Melanie Carrington	Mr William Claydon
Mr Richard Brotherton	Nicola Carrington	Miss Ellen Claydon
Mrs Sandra Brown	Mr & Mrs Carter	Mr Tim Clayton
Miss Sam Brown	Mr Richard Carter	Madeleine Cleaver
Ms Elaine Brown	H A Carter	Mr Matthew Cloke
Mrs M Brown	Mr & Mrs W Carter	Mrs Cath Clutterbuck
Mr Gregory Brown	Mr Ray Carter	Mr John Coen
Mr Gary Brown	Ms Lynda Carter	Mrd Christine Coetzee
Mrs Tracey Brown	Mrs Daphne Catchpole	Mr Nigel Coggan
Miss Hellen Brown	Mr Laurence Catchpole	Mr Peter Cole
Mr C Brown	Mr Stephen Catley	Mr Charles Cole
Mr & Ms Brown & Flack	Sqn. Leader Neville Catley	Mr & Mrs R & G Cole
Paul Brundson	Mr John Caton	Mr J Cole
Mr Alan Brunning	Mrs Moya Cawood	Mr Jamie Cole
Mrs Laura Bryant	Mr Philip Cervini	Ms Jane Coleman
Miss Lesley Budgen	Mrs Julie Champion	Ms Gillian Coleman
Mr Ian Buick	Mr Barry Champion	Ms Sarah Coleman
Mrs Margaret Buick	Nicola Champion	Mr Clive Coleman
Mr William Bull	Mrs Rachel Chandler	Clare Coleman
Mr John Bunyan	Mr graham channon	Dr Duncan Coles
Mr Nick Burbidge	Mr David Chapman	Mrs Dianne Collins
Mr Martin Burgess	Mr R Chapman	Mrs Carol Collins
Mr Gordon Burgess	Mrs Mary Chapman	Mr Matthew Collins
Mrs Maggie Burgess	Mrs Anne Chapman	Mr David Collins
Mr Peter Burkett	Mr Kevin Chapple	Mr Patrick Connolly
Mrs Jeanette Burrell	Mrs June Cheetham	Mr A Constable
Derek Burrell	Mr Laurence Cheetham	Mr & Mrs Peter & Lynda Conway
Judge John Burrow	Mr Mark Chessum	Mrs Christine Conway
Mrs Linda Burrow	Mr William Chewter	Mr Terry Cooch
Jason Burrows	Sheila, Brian & Keith Chilton	Mr Peter Cook
Mrs Ann Burt	Mrs Karen Chippette	Miss Emma Cook
Mr David Burton	Mr David Chippette	Mrs Tracey Cook
Mrs Julia Butcher	Ms Jacqueline Chivers	Mr Christopher Cook
Mrs Pamela Butt	Mr Mike Christie	Mrs Angela Cook
Mr Robert Butterworth	Mrs Karen Church	Mr Tim Cook
Mrs Lynne Button	Jackie Church	Miss Bethany Cook
Mr Mark Button	Mr Jamie Churches	Paula Cook
Mr David Callow	Mrs Bev Clapp	Nicola Cook
Mr Francis John Callum	Mrs Lara Clapp	Mr Ian Cooke
Mrs Jan Campen	Mr Donald Clark	Mr Derek Cooley
Mr Brian Camplin	Mr Thomas Clarke	Claire Cooper

Mrs Sarah Coote	Mr & Mrs Stephen & Lesley Dearing	Mr Robert Edmonds
Mrs J Cootes	Mr Malcolm Deary	Mrs Mary Edwards
Mr Peter Corbett	Miss Beth Dedman	Mrs J L Edwards
Mr Daniel Corby	Mrs Marion Delaney	Mrs Jean Edwards
Mrs Rosalind Cornish	Mr David Deller	Mrs Annalise Eldred
Mr Paul Costello	Mrs Linda Deller	Mr David Eldridge
Mrs Emma Costello	Mr Stuart Derrick	Mrs Donna Eley
Mrs P Cowell	Mrs A Dethridge	Matt Eley
Mr Kenneth Cowen	Mrs Jane Detnon	Mr Stephen Eley
Mrs & Mr Sandra & Andrew Cox	Mrs Channen Devalois	Mrs Sandra Ellingford
Ms Melissa Cox	Mrs Celia Dickens	Mr Steve Eltham
Mr Peter Cracknell	Mr Chris Diggle	Mrs Sue Emery
Mrs Betty Cracknell	Mr Peter Dillon	Mr Robert Emery
Mrs Stephanie Craig	Susan Dixon	Mr Stephen Emery
Mrs Sarah Crane	Mrs Corinne Dobinson	Ms Alice Emmens
Mr Paul Robert Craw	Ms Sue Dobson	Mrs F L Emmett
Mrs Linda Creed	Mrs Sue Dobson	Mrs Joanne English
Dr Robin Creighton	Mrs Gemma Dobson	Miss Liberty Escott
Mrs Dorothy Creighton	Mr Scott Dodgson	Miss Emma Escott
Mr Gary Cremer	Mrs Emma Dodgson	Miss Holly Escott
Mrs L Cresswell	Mr John Dodwell	Mrs Cassie Estall
Ms Linda Croker	James Donnelly	Ettershank
Mr Keith Crombie	Mr Paul Donoghue	Mrs C Eubanks
Fred Crome	Ms Paula Donohoe	Mrs Susan Evans
Mrs Amanda Crouch	Mr Kenneth Donohoe	Barbara Evans
Adrian Crow	Ms Christine Donohoe	Mr Richard Evans
Mr Alan Cudmore	Miss Helen Doubleday	Mr Andy Evans
Mr Stephen Cunningham	Mrs Sian Douglas	Mr & Mrs Ken Everett
Mrs Julia Curtis	Mrs Mary Dove	Mr Alan Everingham
Mr Peter Curtis	Mrs L Dowling	Mrs Susan Eyers
Mr & Mrs R Cushion	Mrs E Dowling	Miss Emma Fairbairn
Mrs Linda Cusick	Miss Imogen Dowman	Mr Jonathan Fairclough
Mr Stuart Cutlan	Mrs Elizabeth Doyle	Mr Peter Fairclough
Mrs Wendy Daden	Mrs Eileen Drane	Mrs Elaine Fanning
Mr Simon Daden	Mr Jack Draper	Mr John Fanning
Mr M Paul Dalby	Mrs Diana Driscoll	Mrs Yvette Faris
Mr Leo Dale	Ms Tracey Driver	Mrs Gwen Farrow
Mr Andrew Dale	Mrs Denise Drummond	Paul Farrow
Mrs Victoria Dalrymple	Mrs Helen Drury	Debbie Farrow
Mr John Dalton	Mr Nigel Duchars	Mr Alan Feeley
Mr & Mrs Keith & Carol Darke	Mrs Sarah Dudley	Mrs Linda Fell
Mr John H Davies	Polly Dudley	Mrs Kerri Fell
Mr Ray Davis	Mrs Laura Dunne	Mr Stuart Fell
Mr Charles Davis	Mr Jimmy Dyos	Miss Tracey Fellows
Mrs Heather Davis	Mr Lee Earthy	Mrs Fay Fellows
Mr Alexander Davis	Mr David Earthy	Mrs Wendy Felton-Harris
Charlotte Dawkins	Mrs Suzanne Earthy	Miss Rosemary Fenner
Ms Doulla Day	Mrs Diana Easton	Mrs Claire Fenton
Frederick Day	Mr Carl Easton	Mr Paul Fenton
Mr Richard Dean	Mrs Lucy Eates	Ms Sarah Ferguson
Mrs Margaret Dean	Mrs Karen Ebbs	Mr Robert Field

Mr Michael Fieldhouse	Mr Philip Gilliham	Mr Terry Haines
Mr David Fields	Mrs Linda Giltnane	Mrs J Hall
Mrs Sarah Findlay	Mr Bradley Giltnane	Mr Mike Hall
Mrs Elaine Finn Davies	Mr Alan Gladding	Mr Simon Hallett
Mrs Helen Fitch	Mr Paul Gledhill	Miss L Halls
Mr Paul FitzGerald	Mr Mark Goff	Mrs Cathryn Hamblin
Mrs Helen FitzGerald	Mrs Donna Goff	Mr Ian Hammond
Mr Stephen Fitzgibbon	Mrs Louise Goffin-Thorogood	Miss Virginia Hampson
Mrs Louise Fletcher	Mr Tim Gold	Miss Katherine Hance
Mrs Jeannette Fletcher	Mrs Leonie Golding	Ms Margaret Jane Handscombe
Mrs L Flett	Mrs A Goldstone	Mrs Claire Hanrahan
Mrs Susan Flower	Ms Fae Goldsworthy	Mr Steve Hanrahan
Mrs Jean Foddering	Mrs Gwenda Goodall	Mr Keith Harbott
Mr Minel Ford	Mr Mitchell Goodchild	Mr Kim Harding
Ms Patricia Ford	Mrs Sharon Goodey	Miss Janet Hargreaves
Ms Jenny Forster	Mrs Catherine Goodey	Danielle Hargreaves
Ms Susan Fowkes	Mrs Sarah Goodwin	Mr Keith Hark
Mrs Lauretta Fox	Mr Peter Goodwin	Alan Harper
Mr Nigel Fox	Mr & Ms Andrew & Julie Gore & O'Neill	Mr David Harrington
Marios Frangoullides	Ms Karen Gorman	Mrs Catherine Harris
Mr John Frankland	Mrs Tessa Gossett	Mrs Vicky Harris
Mrs S Freeman	Mr John Gowen	Mr Richard Harris
Mrs Sara French	Mr Michael Gowers	Mrs Margaret Harris
Miss Jasmine French	Mrs Claire GOWERS	Mrs Lisa Harris
Ms Eve French	Mr Peter Goymer	Mr Paul Harrison
Mr Michael Frost	Miss Doris Grady	Mrs Helen Hart
Mrs Heather Frost	Mr Mark Grant	Ms Joanna Harte
Mrs Catherine Frost	Ms Nikki Grant	Mrs Lynne Hartley
Caroline Froy	Mr Richard Gray	Mrs Alison Hartley
Mrs Valerie Fry	Mr Derek Gray	Mr Steve Hartley
Mr & Mrs Kevin & Sally Fuke	Mr Kenneth Gray	Rob Hartley
Miss Beatrice Fusier	Mrs Fiona Gray	JJ Harvey
Mr John Gable	Mr Kevin Green	Trish and Shaun Harvey
Mr Stephen Gallagher	Mrs Carole Green	Mrs Sian Hasler
Mrs Anne Gambrill	Mrs Lorraine Green	Ms Lesley Hastings
Susan Gander	Ms Lesley Green	Mr David Hastings
Mrs Louise Gannicott	Mr Philip Green	Mrs Jane Hatfield
Miss Felicity Gannicott	Ms D Green	Mr John Hatfield
Mr Paul Gannicott	Mr Trevor Greenway	Mr Luke Hatley
Mr Charles Gannicott	Mrs Lynne Griffin	Mr Barry Hatton
Mrs Ann Gardner	Mrs P Griffiths	Mrs Joanne Hauxwell
Katie Garratt	Mrs Rosalynd Griffiths	Mrs Desia Havis
Liz Garrod	Dr Anthony Griffiths	Miss Joanne Hawes
Mr Roger Gatford	Mr Philip Grigg	Mrs Sharon Hawkes
Mrs Margaret Georgiou	Mr Alan Grimwood	Mr Barrie Hay
Mr Marios Georgiou	Miss Emma Grundy	Mrs Deborah Hay
Mrs Louise Gevaux	Mrs Terrie Grundy	Mr David Hayes
Mrs Teresia Gibson	Mr Ramu Gurulingappa	Mr Alan Haynes
Miss Kathryn Gibson	Mrs Jane Gutteridge	Miss Gill Haysham
Mr Emil Gigov	Mr & Mrs M & J Gwilliams	Mrs Tracey Hazell
Mrs Tracy Gigov	Mrs M H	Mrs Margaret Heaton

Dr Simon Heffer	Miss Jenny Howe	Mr Steve Jones
Ms Hazel Heggie	Mr Michael Hoyle	Mr Alan Jones
Mrs Gillian Henderson	Mrs Kay Huckett	Mr Gwyn Jones
Mr Steven Henderson	Susan & Bruce Huckle	Mrs J P Jones
Mr Adam Henderson	Mr Robert Hughes	Mr Andrew Jones
Ms Amy Henderson	Mr Alan Hughes	Mrs Janet Jones
Mr & Mrs Ian & Pat Hennessey	Mr Andrew Hull	Mrs Emma Jordan
Mrs L Hennis	Mrs Lesley Hull	Jackie Joseph
Mr Martin Herbert	Mrs Kathleen Hurley	Mr Alex Jubb
Mrs Maria Herbert	Mr Elton Hurrell	Mr and Mrs Jean and Derek Judd
Mrs Mandy Hessing	Mrs Diane Hurrell	Mr Jason Kavanagh
Nigel Hewes	Mrs Janina Hurrell	Mrs Caroline Kavanagh
Mr Richard Hewes	Mr Andrew Hutchinson	Mr Robert Kaven
Mrs Linda Hewes	Mrs Dee Hyatt	Mr & Mrs M Keen
Gillian Hewitt	Mrs Funmi Ijiwoye	Mr & Mrs Maurice & Kathleen Keen
Mr Chris Hibbitt	Mr Ayoola ijiwoye	Mrs Gloria Kelly
Mrs Wendy Hibbitt	Mrs Rhoda Ingram	Ms Jan Kelly
Mrs Susan Hibbitt	Mr Gordon Ingram	Mr C Kelly
Mr Stephen Hibbitt	Mrs Cecilia Ireland	Mrs Theresa Kelly
Ms Joyce Hickey	Miss Christine Irwin	Mrs Karen Kemp
Mr Christopher Hiett	Miss Helen Irwin	Miss Nicola Kendall
Mr Philip Hiett	Mr & Mrs Irwin	Mr David Kent
Mrs Cathy Hill	Mrs Jean Jackman	Mrs Maureen Keogh
Mrs Karen Hill	Mr Peter Jackson	Mr Phil Kernott
Mr & Mrs R & V Hills	Mr David Jackson	Mrs Lesley Kerr
Mr Michael Hine	Ms Cara Jackson	Mrs Gillian Ketland
Mrs Ria Hinson	Mrs Sophie Jackson	Mr & Mrs Ketley
Mr Matt Hitchcock	Mr William Jackson	Julia Ketley
Mr Steven Hitchens	Mr Charles Jackson	Mrs Charulata Kieszkiewicz
Mr Richard Hoad	Mr James Jackson	Mr Arthur Kieszkiewicz
Mr Steven Hoare	Mr and Mrs Jackson	Ms Vivien Kiggins
Mr Glenn Hockley	Ms Sue Jacobs	Mr Andrew King
Mrs Sharon Holahan	Mrs Stella Jaconelli	Mr D King
Mrs Cheryl Holland	Mr Paul James	Mr Trevor King
Mr David Holmes	Mr Alan James	Mr Chris Kirwan
Mr James Holtom	Mr Kyle Jannece	Mr Brian Kitchen
Westley Hood	Mr J Jarvis	Mr Adam Kitteridge
Mr Stephen Hook	MR Russell Jarvis	Nicola Kitteridge
Miss Michelle Hookings	Mr Daniel Jeffery	Mrs Margaret Klatcheff
Mr Michael Hooper	Mrs Helen Jeffries	Ms Stephanie Knight
Mrs Rachael Hopkins	Miss Alexandra Jenkins	Mr Raymond Knight
Mrs Carmen Hopkins	Mrs Cheryl Jennings	Mrs Linda Knights
Mr Daniel Hopwood	Mr Warren Jennings	Mr Ron Knott
MRS KAREN HORTON	Tracy Jennings	Ms J Knott
Dr Reza Hossain	Mr Graham Jerwood	Mr Alex Knowles
Mr Antony House	Mr William Jobson	Mrs Barbara Kyd
Mr Peter Hovell	Ms Krystina Jobson	Mrs & Mr Carol & Jim Laker
Steven Howard	Mr David Johnson	Mr Lee Lambard
Mr Jonathan Howard	Ms Lorraine Johnson	Mr Malcolm Lambard
Rev Canon John Howden	Mr Nick Johnson	Mr Bartholomew Lambert
Mrs Susan Howden	Mr & Mrs Johnston	Mr Antonio Lamberti

Mr Steve Jones	Mr Antonio Lamberti	Mr Christopher Lodge
Mr Alan Jones	Mrs Aileen Langley	Rebecca Lodge
Mr Gwyn Jones	Mrs Jill Langton	Mr David Longhurst
Mrs J P Jones	Mr Nick Langton	Anne Loretto
Mr Andrew Jones	Mr Trevor Lathrope	Mrs Deanna Loveday
Mrs Janet Jones	Mr James Lawrence	Mrs Adele Luchmun
Mrs Emma Jordan	Mrs Sofie Lawrence	Mr & Mrs Roger & Christine Lucking
Jackie Joseph	Mr Nick Lawrence	Mr John Luxford
Mr Alex Jubb	Mrs Lynne Lawrence	Mrs Helen Lyall
Mr and Mrs Jean and Derek Judd	Mr Oscar Lawrence	Mrs Josephine Lyne
Mr Jason Kavanagh	Mr Max Lawrence	Mrs J M Lynett
Mrs Caroline Kavanagh	Mrs Lisa Le Besque	Mr Nick Lyons
Mr Robert Kaven	Mr Charles Lebesque	Miss R Macaulay
Mr & Mrs M Keen	Mrs Teresa Lee	Mr Paul MacBride
Mr & Mrs Maurice & Kathleen Keen	Mrs R Lee	Mr Ian Macklin
Mrs Gloria Kelly	Mr Vincent Lee	Ms Claire Macklin
Ms Jan Kelly	Mrs Janet Lee	Ms Eileen Maclean
Mr C Kelly	Mrs. Marianne Lee	Mrs Alison Maher
Mrs Theresa Kelly	Mr Jonathan Lee	Bernard Mahoney
Mrs Karen Kemp	Miss Emma Leech	Mrs Celine Mallett
Miss Nicola Kendall	Julie Leech	Mr David Mann
Mr David Kent	Katy Leech	Mr Frederick Mann
Mrs Maureen Keogh	Mr Malcolm Lees MBE	Robert Manning
Mr Phil Kernott	Mr Adam Legon	Mrs Karen Mansfield
Mrs Lesley Kerr	Mrs Jevgenija Lekniene	Mr Anthony James March
Mrs Gillian Ketland	Sarah Leonard	Mrs Stella March
Mr & Mrs Ketley	Lauren and Dominic Leonard	Mrs Jill Marchant
Julia Ketley	Mrs Jacqueline Leppard	Ms Karen Marrable
Mrs Charulata Kieszkiewicz	Miss Belinda Lesford	Mr Keith Marrable
Mr Arthur Kieszkiewicz	Mr & Mrs Paul & Jacki Lester	Mr George Marriage
Ms Vivien Kiggins	Mrs Julie Letts	Miss Emma Marsh
Mr Andrew King	Mrs Denise Lewin	Mr Alexander Marsh
Mr D King	Mr Idris Lewis	Mrs Joyce Marsh
Mr Trevor King	Mr & Mrs David & Helen Lewis	Mr Edward Marsh
Mr Chris Kirwan	Sarah Lewis	Mr Paul Marshall
Mr Brian Kitchen	Miss Ann Lewis	Mrs Jane Marshall
Mr Adam Kitteridge	Mr Graham Ley	Mr J Marshall
Nicola Kitteridge	Miss Victoria Ling	Mr Charles Martin
Mrs Margaret Klatcheff	Mr B Linger	Mrs Margaret Martin
Ms Stephanie Knight	Mr A J Lingham	Mr Peter Martin
Mr Raymond Knight	Mr David Linsay	Ms Charlotte Martin
Mrs Linda Knights	Mrs Allison Lipman	Mrs Joanne Martin
Mr Ron Knott	Mr Austin Lipman	Lou Martin
Ms J Knott	Mrs Sarah Lisamer	Mrs Kiera Marven
Mr Alex Knowles	Mrs Brenda Little	Mr Lee Mason
Mrs Barbara Kyd	Mr Michael Littlewood	Mrs Karen Mason
Mrs & Mr Carol & Jim Laker	Mrs Janet Littlewood	Louise Massie
Mr Lee Lambard	Mr Geoffrey Livesly	Claire Masters
Mr Malcolm Lambard	Miss Sarah Lock	Miss Kerry Matthams
Mr Bartholomew Lambert	Mr Peter Locke	Ms Selina Matthews

Ms Georgina Mayes	Mrs Katherine Moulding	Mr Paul Ost
Mr & Mrs Barry & Ann Mayne	Mrs Maureen Moule	Mr Mike Otter
Elizabeth Mayne	Mrs Sharon Mount	Mr Elfed Owen
R K Mayo	Mr Daniel Moynihan	Mr Owen
Mr Matthew McCarthy	Mr Dave Moyse	Mrs Jacqui Owers
Mrs Catherine McCarthy	Mr Ian Muir	Mr John Page
Mr Gary McCarthy	Mr Gareth Mullen	Mr & Mrs James & Jennifer Palmer
Miss Jade Mccarthy	Mr Robin Munns	Mr A Palmer
Mrs Katherine McCarthy	Mrs Karin Munro	Mr Derek T Park
Ms Julia McClure	Miss Anne Murphy	Mr Stephen Parker
Mrs Victoria McEachern	Mr John Murphy	Mr Andrew Parker
Mr James McGahan	Ms Emma Murray	Mrs Diana Parker
Mrs Susan McGahan	Mrs Heidi Nally	Mrs Paula Parker
Mrs Carol McMaster	Mr Simon Nally	Mrs Patricia Parker
Mrs Carolyn Mcsweeney	Mrs Caroline Napper	Mr Colin Parker
Mr Anthony Melvin	Mr Simon Napper	Mrs Carole Parker
Mr Andrew Merchant	Mrs N Nathan	Mr John Parling
Mr P Merritt	Ms Hazel Nation	Mrs Pamela Parr
Mr Geoffrey Miall	Mr Chris Neale	Ms Valerie Parr
Mr Jonathan Middleton	Mr Robert Neale	Mr Richard Parrotte
Mr Steve Middleton	Mr Martin Neall	Mr Richard Parrotte
Mr George Mihill	Mr Tom Negus	Mrs Susan Parrotte
Mr Jack Mihlenstedt	Mr Brian Newland	Mrs Carly Parry
Mrs Rose Mihlenstedt	Mrs Anne Newland	Mrs Elizabeth Parry-Smith
Mrs Dorothy Miller	Mr Michael Newman	Mr Nick Parsons
Mr & Mrs Mills	Mrs Linda Newman	Mrs Lyn Parsons
Mrs Monica Milne	Mr Graham Newman	Mr Colin Passingham
Ms Ria Milton	Mr Les Newman	Mrs Dipa Patel
Mr & Mrs C Minns	Mrs Sue Newman	Mrs Karen Pater
Mr S Mirmalek-Sani	Ms D Newton	Ms Nina J Patrick
Mr Paul Mitchell	Mrs Melanie Newton	Steve and Pam Pattison
Jenny and Andy Moir	Mrs Deborah Niccol	Mrs Janet Paul
Mr Charles Moon	Mrs Deborah Nicholls	Ms J Pavitt
Mr Stuart Moore	Mr Andy Nichols	Mrs Julie Payne
Miss Leanne Moore	Ms Kathryn Nichols	Mr John Payne
Mr & Mrs Andrew & Maureen Moore	Mrs Karen Nixon	N Payne
Mr Phillip Moore	Mrs Charlotte Noon	V Payne
Mr Steven Moore	Mrs Teresa Norman	T M Payne
Mr Ronald Moore	Mr Mark Norman	Richard Peach
Mrs Jenny Moore	Graham Oakley	Mrs Kathleen Peachey
Miss Rebecca Moore	Mr Gary Oates	Mrs J Pearce
Mrs Christine Morgan	Ms Nicola Odd	Mr Peter Pearce
Mrs Linda Morgan	Mrs Pat Offord	Mrs & Dr Heather & David Pearce
Mr B Morgan	Miss Adelaide Ogilvie	Zola Pearmain
Mrs Tracy Morgan	Mr Michael Ogles	John Pearson
Mr John Morley	Mr Michael Oliver	Dr. Subrahmanyam Peddasomayajula
Mr Timothy Morley	Mrs Donna Olley	Mr Stuart Peffer
Ms Teresa Morley	Heidi Orsler	Mr David Peffer
Mr Elliot Morsley	Mrs Janet Osborne Williams	Ms Brenda Peffer
Mrs Amanda Morsley	Mr R Oscroft	Mr Carl Peffer
Tracy Morter	Mr Chris Oscroft	Mr Peter Pegg

Mr James Pegg	Mrs Susan Prickett	Mrs Julie Rock
Mrs Amanda Peglitsis	Mrs Lynn Prosser	Mrs Elizabeth Roe
Mr & Mrs Chris & Laura Penfold	Mrs Claire Punt	Mr J Roe
Mrs Carol Perkins	Mr Kenneth Purcell	Mr Terry Rogers
Mr Martin Perry	Mrs S Purcell	Mrs Linda Rogers
Mrs Elaine Perry	Mr Mark Purkis	Mr Bryan Rolf
Mrs Norah Perry	Mrs Smita Rajesh	Dr Richard Rolfe
Mr & Mrs Graham & Susan Petley	Mr David Ransom	Mrs Jean Rollinson
Mrs Jean Pettit	Mrs Linda Ransom	Ms Tracey Roper
Mr Terry Pettit	Mr Gregory Ratcliffe	Miss Lucy Roper
Mr Michael Petty	Mrs Alison Ratcliffe	Ms Kristy Rosam
Mrs Janet Petty	Mr James Raven	Mr Stephen Rose
Mr Eddie Pharo	Miss Rawlins	Mr Michael Rose
Mrs Ann Phillips	Mr Stuart Rawlins	Mr Christopher Rose
Mr & Mrs C & M Philpott	Mr Andrew Raybould	mrs Angela Rose
Mr Pickford	Dr Sarah Raybould	Mrs Sushma Rose Goodridge
Ms Joanne Pickford	Mr Daniel Rayner	Mr Sam Rowe
Mr Philip Pike	Mr Peter Reddick	Mrs Nicola Ruddock
Mrs Gill Pike	Ms Shirley Redfearn	G A & J P Rudgley
Miss Jennifer Pike	Mrs Yvonne Redmill	Mrs Lilian Rushmer
Mr Andrew Pilbrow	Mr John Redmill	Mrs Helen Russell
Mrs Jean Pinkney	Mr Mark Reed	Mrs Debbie Russell
Ms N Pippen	Miss Katie Rees	Mr Sean Rutledge
Mr Graham Pitwood	Mrs Michelle Rees	Mr Paul Ryan
Mr Keith Plaister	Mr Graham Reeve	Mr George Sabiniak
Mr Ian Plant	Mrs Linda Reeve	Mr Anthony Sach
Mrs & Mr Beverley & Joe Player	Mr Chris Regan	Ms Shyy Sachdev
Mrs B Player	Mr David Rey	Mr Andrew Sadler
Kate Pluck	Mr Stephen Reynolds	Mr Bradley Sadler
Mr John Polyblank	Ms Judith Reynolds	Mr Connor Sadler
Mr Graham Poole	Mrs Ann Rhodes	Miss Gabriella Sadler
Mr F Poole	Mrs Jean Rich	Mr Andrew Salman
Mr Terry Porter	Mr Peter Rich	Mr John Salmon
Mrs C M Portway	Mr Kevin Richards	Mrs Ann Salmon
Mr Paul Possamai	Mr P Richards	Ms June Salmon
Mrs Annette Potter	Mr Robert Richardson	Mrs Julie Salter
Mr Graham Poulteney	Mr Howard Richman	Mrs June Saltmarsh
Mr Ray Pountney	Mrs Anne Richman	Mr Ron Salton
Mr David Povey	Mr John Rigg	Mr Peter Salvatore
Mr Mark Povey	Mrs Janet Rivers	Mr Carl Sampson
Mrs Mary Powell	Mrs Mary Roberts	Alan Samson
Mrs Sharon Powell	Mrs Enid Roberts	Ms Janet Sandell
Mrs Sarah Presley	Mrs Nicola Roberts	Mr Jim Sanders
Mr Herbert Preston	Mrs P Roberts	Mrs E Sardeson
Mr Richard Preston	Mr & Mrs P and M Roberts	Mr Stuart Sardeson
Mrs Rosemary Preston	Ms Edith Robertson	Mrs Sarah Saunders
Mrs Susan Price	Mr Steven Robertson	Gladys Savill
Graham Price	Miss Jenny Robertson	Mrs Alison Savings
Mrs Pauline Price	Mr Glen Robinson	Mr Gary Saxton
Mr Gary Price	J Robinson	Mr Ian Saxton
Mr John Price	Mrs Sharon Robinsonbobby	

Mrs Rosemary Saxton	Mrs Sarah Sloman	Mr David Stock
Mrs Carmel Sayce	Mr John Smith	Jenni Stone
Ms Louise Schier	Mr Peter Smith	Mr Michael Stone
Mr Renato Schmid	Mrs Diane Smith	Ms Charlotte Stopher
Mrs Mary Schmid	Mrs Joanne Smith	David Stubbs
Ms Lesley Sclater	Mrs L Smith	Mrs Claire Styles
Mr Edward Sclater	Mrs Lynn Smith	Mrs Elizabeth Suddick
Mrs Christine Sclater	Mr M Smith	Rosalind Sudlow
Mrs Valerie Scoging	Mrs Hilary Smith	Mr Paul Summerton
Mr David Scott	Mr R Smith	Mr & Mrs Surbuts
Mrs Lisa Scott	Mr D G Smith	Mr Richard Sutherby
Mr Alan Scott	Mr, Standfast Graham Smith	Mr Benjamin Sutherland
Mr William Scott	Mr Nick Smith	Mrs Susan Sutton
Mrs Rebecca Scully	Mr Peter Smith	Mrs Pam Swaby
Miss Sally Scurrell	Mr Brian Smith	Mr Dean Swain
Mr Nigel Seager	Mrs Jackie Smith	Maureen Swallow
Mr Keith Sefton	Mrs Christine Smith	Mr Steven Swann
Mr Carlton Seigal-James	Mr James Smith	Mrs Beryl Sweeney
Miss Malina Selvacumarasamy	Miss Clare Smith	Mr Barry Symonds
Mrs Carol Selwood	Mrs Laura Smith	Mrs P Targett
Celia Shanks	Mrs Hilary Smith	Mr John Taylor
Mr Ray Shankster	Mr Graham Smith	Mr Arron Taylor
Mrs Susan Sharp	Mr Simon Smith	Mrs Lesley Taylor
Mr Stephen Sharp	Mr David Smith	Mr Noel Taylor
Mr John Shaw	Kim Smith	Ms Marion Taylor
Mr Peter Shaw	Ms Wendy Smith	Geoff taylor
Miss Amanda Shearman	Norman Smith	Mr Andrew Taylor
Mrs Joanna Shelley	Mr Brita Junker Smith	Mrs Jen Taylor
Mrs Lynn Shepherd	Mr Ivor Smith	Barbara Taylor
Mr Barry Shepherd	Mr Mark Smith	Ms Sally Temple
Miss Debbie Sheppard	Tim Soanes	Mr Shreyash Thakkar
Mrs Jenny Sheppard	Mr Piyush Somaiya	Mrs Radha Thakkar
Mr Charles Sheppard	Miss Carrie Sparks	Mrs Linda Thirkettle
Ms Pauline Anne Sherwood	Mr Paul Sparshott	Mrs Gillian Thomas
Mr Anthony Shilson	Mrs Lois Speller	Mr Ivor Thomas
Mr William Shrimpton	Mr Stephen Spicer	Mr Jason Thomas
Mr Howard Sidebottom	Mr Gary Springett	Linda Thomas
Mr Ross Silverton	Mr Philip Spurgeon	Mr Martin Thompson
Ms Cherryl Silverton	Mrs P Stanley	Mr Darren Thompson
Ms Rowena Simmons	Miss Mary Steadman	Mr G K Thompson
Ms Deborah Simmons	Mrs Emma Stedman	Ms Angela Thomson
Mr Amardeep Sitara	Mr Kevin Stedman	Mr Chris Thorogood
Mrs Lesa Skelt	Miss Ellen Steel	Mr Jeffrey Thurlow
Mrs & Mr June & George Skillett	Mr Philip Steel	Ms Lauren Tidbury
Mr Paul Skipp	Mrs Sheila Stemp	Mrs Sally Tilley
Mr Paul Skorzewski	Mr Kevin Stemp	Mr Dave Tilley
Mr Michael Skorzewski	Mr Mark Stevens	Mr Shaun Tillyer
Mrs Georgina Skorzewski	Mr Gary Stevens	Mrs Jan Toland
Mr David Slater	Mr Robert Stevenson	Mrs Tracey Tolley
Mr T Slatter	Mrs Sophie Stewart	Mr Joe Tompkins
Mrs J Slatter	Mrs Pauline Stock	Mrs Victoria Torr

Mrs J P Towers	Mrs Rebecca Warren	Mr Ian Williams
Mr Keith Towers	Mr Keith Warrington	Mr & Mrs Alan & Brenda Williams
Mr Raymond Towey	Mrs Samantha Watson	Mr Chris Williams
Mr Michael Townley	Mrs Nicola Watson	Mr Michael Williams
Mrs Rita Townley	Mr & Mrs Watson	Andrew Williams
Mrs Yvonne Towns	Mr Dennis Watts	Mr Ian J Williams
Lucy Townsend	Mrs Katy Watts	Ms Karen Williamson
Ms Julie Townsend	Mr Colin Waxham	Ms Gill Willis
Mr Ray Travis	Mrs Deborah Webb	Mr Shaun Willsher
Mrs Alexia Treadway	Miss Eleanor Webb	Mr Gerard Willsher
Mr Allan Trigg	Mr Michael Webb	Mrs Joanna Willsher
Mrs. Diana Tritton	Willian Barry Webster	Mrs Angela WIlshin
Mr John Trusler	Mr Robert Webster	Ms Ali-j Wilson
Mr John Trusler	Ms Clare Wellings	Mrs Marjorie Wilson
Mrs D Tucker	Mrs Carole Wells	Mrs Valerie Wilson
Mr Ernest Tully	Mrs Charlotte Wells	Ms Alison Wilton
Mr Gary Turner	Ms Jill Welsh	Mrs Allison Winchester
Roger and Barbara Turner	Mrs Charlotte Werren	Mr Julian Winton
Mrs Susan Turner	Mr Dave West	Mrs Marina Wood
Mr Larry Tween	Mrs Ann West	Mr Tim Wood
Mrs Derek Tyce	Mr Kim Westlake	Mr Clifford Wood
Mr & Mrs P Valentine	Miss Debbie Weston	Mrs Helen Wood
Mr Graham Vint	Mrs Joanne Westram	Mrs & Mr Rita & Peter Wood
Mr Graham Vint	Mrs Joanne Sarah Westram	Mr Anthony Wood
Mrs Kay Waidson	Mr Mark Wetherall	Mrs Vicky Wood
Mr Phillip Wakefield	Mr Jonathan Weymouth	Mr William Wood
Mrs Susan Wakeling	Mrs Ann Weymouth	Mr Alex Wood
Mr Robert Wale	Ms Rebecca Weymouth	Mrs Linda Wood
Mrs Wendy Walker	C Wheeler	Mr David Woodcock
Mr David Walker	Bernard Whitcomb	Mr Stephen Woodgate
Mr Kenneth Walker	Mr David White	Mr Richard Woods
Ms Judith Walker	Mr Gregory White	Mr David Woodyard
Alan Walker	Mr Ben Whitehouse	Mrs Ruth Wootton
Ms Jane Walkingshaw	Ms Sarah Whiteing	Mr Jason Wordley
Mr Ken Wall	Mr Stephen Whitley	Mr Paul Worgan
Mrs D Wall	Mr John Whitlock	Ms Nina Worley
Mrs Kym Wallace	Mr Gary Whybrow	Mr Raymond Worley
Mrs Julia Wallis	Master Matthew Wickham	Mr Robert Worley
Mr Andrew Wallis	Mrs Linda Wickham	Mr Jeffrey Worvell
Marie Wallis	Mr & Mrs Wiles	Mrs Maria Worvell
Ms Diane Walsh	Mr & Mrs Brian & Patricia Wiley	Mr Donald Wrag
Mr Lee Walsh	Ms Jacqueline Wilkinson	Mrs J Wren
Miss Phoebe Walsh	Mr Richard Wilks	Mrs Emmanuelle Wright
Michelle Walsh	Mr Craig Willett	Mrs Emma Wyatt
Trevor Walters	R Williams	Mr Richard Wyman
Mrs Sara Ward	Miss Emma Williams	Ms Marie Wynn
Mrs Anne Ward	Mr Andrew Williams	Ms Sarah Yates
Mr & Mrs Iain & Jane Warner	Mrs Wendy Williams	Miss D Yates
Miss Jennifer Warner	Mr Darren Williams	Mr Christopher Yorke-Edwards
Louisa Warner	Mrs & Mr Margaret & John Williams	Mr J Hart & Mr G Moss
Mr Clifford Warren		

Preferred Options – List of Developer/Land Owners who made representations

Mr D Bishop	Countryside Properties (UK) Ltd
Mr Micheal Bladon	Countryside Zest/Properties
Mrs Kate Bowling	Crest Nicholson Operations Ltd
Mrs Anne Chambers	Croudace Homes
Mr Glynn Eastman	D Chennells Ltd
Mr & Mrs D Graystone	Essex County Council (Property & Facilities) and Lambert Smith Hampton
Mr & Mrs Paul Green	Fairview New Homes
Mr Paul Grundy	Gateway 120, Cirrus Land LLP, and L & Q Homes
Mr & Mrs Gurner	Gladman Developments Ltd
Mr. & Mrs R Holmes	Great Leighs Holdings & Estates Limited
Mr Paul Hopkins	Green Planning Studio Ltd
Mr David Hutchinson	Hammonds Estates LLP
Ms Andrea Jennings	Hill
Mr Richard Lay	Hill Farm Chelmsford Ltd
Mr D Marsh	Hopkins Homes
Messrs Speakman	J & A Lyon
Mr C Philpot	John Lewis Properties
Mrs Mary Rance	King Edwards VI Grammar School Foundation
Mr Ruszkiewicz	Lichfields
Mrs Helen Sadler	Lloyds Bank SF Nominees Ltd
Mr Matthew Sellors	McCarthy & Stone Retirement Lifestyles Ltd
Mr Peter Todd	Miscoe Enterprises Ltd
Mr James Woodrough	New Hall Properties (Eastern) Ltd
Mr & Mrs Thomasin - Foster & Wilkinson	Persimmon Homes
Mrs Woolnough & Mrs & Mrs Beckwith	Richborough Estates
The Russell Family	Robert Brett & Sons Ltd
Ab Salute Gym	Rosehart Properties Limited
Aberdeen Asset Mangement	Royal London Asset Management (RLAM) c/o WYG Planning
Aquila Developments	RWH Properties Ltd
BAE Systems	Scott Properties
BAPT LTD	Stonebond Properties Ltd
Bellway Homes	Strutt & Parker LLP
Bloor Homes Eastern	Taylor Wimpey Strategic Land
Bressole Limited	THE JTS PARTNERSHIP
Campden Hill Limited	The North East Chelmsford Garden Village Consortium
City and County	The Royal Horticultural Society
Cliffords Ltd	Tritton Family Trust
Cogent Land	
Countryside Properties	

Appendix C

Appendix C	Pre-Submission Feedback Report
	Introduction Representations Received Main Issues Arising From Consultation How to Use This Document Summary of Comments
Appendix Ci	Pre-Submission Who We Consulted
Appendix Cii	Pre-Submission List of Respondents
Appendix Ciii	Pre-Submission Consultation Material

Chelmsford Draft Local Plan

Pre-Submission Consultation Document Feedback Report

May 2018

Our Planning Strategy to 2036

Chelmsford Local Plan

1. Introduction

1.1 The Chelmsford Local Plan Pre-Submission consultation ran from 31 January to 14 March 2018. This document represents a summary of the consultation and the key comments received.

1.2 This Feedback Document supports the Local Plan Submission, and follows the following previous feedback reports:

- Issues and Options Consultation Document Feedback Report, June 2016
- Issues and Options Consultation Document You Said We Did, February 2017
- Preferred Options Initial Feedback Report, September 2017
- Preferred Options You Said We Did, January 2018.

1.3 All four reports form part of the formal Consultation Statement required by Regulation 22 (1) Part (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.4 The Consultation Statement will assist the Inspector at the Examination in Public to determine whether the processes that the Council followed leading to the Submission of the Local Plan comply with Government guidance and requirements for public participation.

Purpose of the Pre-Submission consultation

1.5 The Local Plan – Pre-Submission was the third formal stage in the preparation of Chelmsford City Council's new Local Plan. The consultation document identified land for the provision of new housing, jobs and schools as well as areas for protection. It also included new policies to help determine planning applications.

1.6 The Local Plan – Pre-Submission was published for consultation for six weeks. This consultation also covered the Sustainability Appraisal which assessed the proposals against a range of social, environment and economic indicators, and the Habitats Regulations Assessment which assessed whether the draft Local Plan will adversely affect a European habitat site. The consultation was undertaken in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Purpose of this document

1.7 This feedback report sets out the consultation feedback received on the Pre-Submission document from a wide variety of groups and individuals including:

- Residents
- Developers/landowners and their agents
- Businesses

- Statutory bodies such as local authorities, Parish/Town Councils and utilities.

This document includes:

- Numbers of comments received
- An overview of main issues, with commentary and a summary of proposed changes
- Full summaries of key issues raised.

1.8 Details of the scope of the public and stakeholder consultation, and a summary of the consultation procedure, can be found in the Regulation 22 Consultation Statement.

1.9 Comments on the Sustainability Appraisal and Habitats Regulations Assessment are summarised in a separate report. (link to follow)

1.10 You can read all consultation responses in full on our Consultation Portal at www.chelmsford/gov.uk/planningpolicyconsult

2. Representations received

2.1 A total of 2,001 comments were received to the consultation from 695 different respondents, developers/landowners and their agents, businesses and statutory bodies such as local authorities, Parish/Town Councils.

2.2 The consultation questions focused on whether the Council has met the legal requirements and whether it meets the tests of soundness set out in the National Policy Planning Framework (Paragraph 182) – that it is positively prepared, justified, effective and consistent with national policy.

2.3 People were able to respond to the consultation in a number of ways – using the Council's Consultation Portal, by e-mail, or in writing.

People made their comments in the following way:

Document	Email	Consultation Portal	Letter
Pre-Submission Local Plan	306	271	125

2.4 Of the figures above, seven respondents made their comments in multiple ways. In addition, of these comments received, two were petitions containing 641 and 1,316 signatures. 71 of the comments were considered to be partly 'inadmissible' due to their content, so the comments have been included but with the inadmissible part redacted. An additional eight representations had no name and address details, and were not accepted.

2.5 The number of representations made to each question are shown in the tables below. These record where people selected an option, and/or where they made a written comment. The figure in brackets represents the percentage of total representations.

Question 1: Do you consider the Local Plan legally compliant in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012?	
	Reps received
Yes	518 (25.89%)
No	302 (15.09%)
No Response	1,181 (59.02%)
Question 1: Please provide an explanation below	
Response	374 (18.69%)
No Response	1,627 (81.31%)
Question 1a: Please set out the changes you consider necessary to make the Local Plan legally compliant.	
Response	222 (11.09%)
No Response	1,779 (88.91%)

Question 2: Does the Local Plan comply with the Duty to Co-operate?	
	Reps received
Yes	525 (26.24%)
No	218 (10.89%)
No Response	1,258 (62.87%)
Question 2: Please provide an explanation below	
Response	302 (15.09%)
No Response	1,699 (84.91%)
Question 2a: Please outline any changes to the approach which you consider necessary to ensure the Duty to Co-operate is met.	
Response	136 (6.80%)
No Response	1,865 (93.20%)

Question 3: Do you consider the Local Plan 'sound'?	
	Reps received
Yes	145 (7.25%)
No	1,292 (64.57%)
No Response	564 (28.19%)
Question 3: If no this is because you consider the Local Plan is NOT:	
Positively Prepared	692 (34.58%*)
Justified	984 (49.18%*)
Effective	1,073 (53.62%*)
Consistent with National Policy	507 (25.34%*)
No Response	715 (35.73%*)
Question 3a: Please provide an explanation below and identify the main issues.	
Response	1,786 (89.26%)
No Response	215 (10.74%)
Question 3b: Please set out the changes you consider necessary to make the Local Plan 'sound'.	
Response	1,220 (60.97%)
No Response	781 (39.03%)

Question 4: If your representation is seeking a change, do you consider it necessary to take part and speak at the Examination?	
	Reps received
Yes	527 (26.34%)
No	380 (18.99%)
No Response	1,094 (54.67%)

Question 6: Do you wish to be notified of the following:	
	Reps received
Submission of the Local Plan for Examination	1,395 (69.72%)
Publication of the Inspector's Report	1,407 (70.31%)
Adoption of the Local Plan	1,407 (70.31%)
No Response	569 (28.44%)

*Note that these percentages will not total 100% as respondents were able to tick as many options as they felt applicable.

3. Main issues

3.1 Although not required as a part of the Regulation 22 Statement, a summary of the key issues raised during the Pre-Submission Consultation is set out below. This is included for completeness, and to meet our commitment at Paragraph 2.19 of the Council's Statement of Community Involvement (May 2016).

Main Issues Arising from Consultation

3.2 *General*

- Overall support for the Pre-Submission Local Plan's (PS LP) aim to meet the City's full development needs, maximise use of brownfield sites and to protect the Green Belt in line with the Spatial Principles.
- While there is a general recognition of the need for more housing and jobs, there is a significant amount of concern over whether Chelmsford can cope with further growth given existing problems especially with traffic congestion and infrastructure capacity.
- Mixed responses on whether the PS LP is considered Sound, it should be noted that anyone seeking a change to the PS LP, however minor in nature, should indicate that the document is unsound and/or not legally compliant.

3.3 *Procedural and Legal Compliance*

- Objections raised from promoters of Hammonds Farm, which is not allocated in the PS LP with regard to the manner in which their site was tested and consulted upon as a reasonable alternative site.
- Objections from Stow Maries Parish Council, an adjoining Parish Council within Maldon District Council, are challenging the Local Plan consultation process.

3.4 *Duty to Co-operate*

- All the bodies and organisations that are subject to the Duty to Co-operate with CCC agree that the Council has satisfied its Duty to Co-operate obligations. This includes all responding neighbouring Councils, Essex County Council (ECC), the Environment Agency and Natural England, although they may raise issues of soundness.

3.5 *Soundness*

- Public comments – Majority of comments are objection to allocations in the PS LP, most notably in West Chelmsford and North of South Woodham Ferrers. There is also a high level of opposition to growth in East Chelmsford, North of Broomfield Hospital and Great Leighs.

Key concerns relate to traffic and increased congestion on local roads, a lack of supporting infrastructure especially schools and health facilities, increase risk of flooding and landscape impact.

- Statutory Environmental Bodies comments – The Environment Agency support the PS LP overall, subject to minor wording changes. Natural England broadly supports the PS LP and considers that the majority of their concerns can be rectified by strengthening and amending relevant policy wording. Historic England considers that most of its comments can be addressed by changes to wording in the plan.
- Parish/Town Council comments – Most responding Councils are objecting to development allocations in their areas including South Woodham Ferrers, Writtle, Sandon and Great Baddow. In addition, Parish Councils adjoining or close to the City Council's area which include Stow Maries, Burnham and Felsted are also raising objections. Key concerns echo those in public comments described above e.g. traffic, flood risk, landscape impact and lack of infrastructure.
- Essex County Council comments – broad support for PS LP with only minor changes proposed to a small number of policies.
- Highways England comments – offers neither support or objection to particular development site proposals. Does support the new highway infrastructure identified in the PS LP e.g. Chelmsford NE Bypass, new Rail Station. Also considers that the traffic modelling evidence base is sound.
- Utility Company comments – Anglian Water is seeking minor policy wording changes and for the Chelmer Village waste treatment works to be removed from the Green Wedge. Essex & Suffolk Water makes no comments on the PS LP policies but seeks deletion of the open space designation on its site in West Hanningfield.
- Education Providers comments – Anglia Ruskin University supports the education establishments policy which makes specific reference to the University. Writtle University College is seeking two changes to enable some of its land to come forward for housing development in the Green Belt.
- Developer/Site Promoter comments – Broad support from developers/site promoters of allocated sites, although some changes sought to policy requirements and housing numbers in particular seeking to make housing numbers a minimum. Essex Police has confirmed it will not now be re-locating from its Police HQ in Springfield. Objections received from many omission site promoters including substantial objections from the promoters of Hammonds Farm (East of A12 Chelmsford Bypass). This challenges the PS LP evidence base including the Sustainability Appraisal and landscape assessments, the delivery of North East Chelmsford and raises key issues with allocations in Great Leighs, Broomfield and North of South Woodham Ferrers.

Commentary on Main Issues

3.6 *General*

- Officers considered that the proposed general approach to accommodating development growth through the Spatial Principles and Spatial Strategy set out within the PS LP is sound and represents the most appropriate strategy. Representations objecting to the general approach tend to come from those promoting sites within the Green Belt, Green Wedge/Corridor or from the public objecting to sites allocated in the PS LP.
- Within the wider context, the need for the timely delivery of infrastructure is a recurring theme of the representations received. The PS LP policies set out the infrastructure required to support and mitigate the impact of development, and provide the mechanisms to deliver them. This is supported by a 'living' Infrastructure Delivery Plan (IDP) which has recently been updated. Essex County Council, working in partnership with the City Council has been successful in the recent Housing Infrastructure Fund (HIF) bid for the two largest elements of strategic infrastructure: Chelmsford North East Bypass and Beaulieu Rail Station. Chelmsford also has an adopted and well-established Community Infrastructure Levy (CIL) regime which has and will continue to secure significant infrastructure funding to the infrastructure priorities.

3.7 *Procedural and Legal Compliance*

- Officers and the Council's relevant consultants consider that the necessary procedural and legal processes have been undertaken throughout the preparation of the Local Plan. With regard to the proposed development at Hammonds Farm, which has not been allocated in the Local Plan (regarded as an omission site), it is the Officers' position that the site has been tested through the Sustainability Appraisal/Strategic Environmental Assessment in the same manner as all other sites as a 'reasonable alternative'. There has also been opportunity throughout the consultation process on the Local Plan, for representations to be received on the Council's Spatial Strategy and the decisions for not including the Hammonds Farm site.
- With regard to Stow Maries Parish Council comments, the main focus of their representations relates to the consultation process. The Parish Council claim not to have been notified at the previous Regulation 18 stages of consultation. However, the City Council has evidence that demonstrates that e-mail notifications and paper copies were sent. The Parish Council's main concern is that these notifications were sent to a previous e-mail address of the Parish Council. The City Council holds evidence that the required notification emails were all sent to a Stow Maries Parish Council e-mail account which there was no reason to believe was not active. There was no rejection, forwarding address or closure of account notice received from the email address used. Stow Maries Parish Council has confirmed that these emails were received. Officers consider therefore that the statutory

obligations regarding notifications have been fulfilled.

3.8 *Duty to Co-operate*

- Due to the considerable work that has been undertaken by Members and Officers throughout the preparation of the Local Plan, there are no significant issues raised which affects the ability of the Council to clearly demonstrate compliance with the Duty to Co-operate. This is demonstrated in the Council's Duty to Co-operate Compliance Statement.
- Although, not raised as a Duty to Co-operate issue, Officers have been working with Officers of Basildon and Rochford Councils to make minor amendments to the PS LP text with regard to highway mitigation from the site allocation at South Woodham Ferrers.
- Draft Statements of Common Ground have already been prepared with Natural England and Historic England. Text changes have fed into the Schedule of Additional Changes. Additional Statements of Common Ground will be prepared with relevant bodies including appropriate neighbouring local planning authorities.

3.9 *Soundness*

- At the Pre-Submission stage of local plan preparation, any party wishing to object to the Local Plan needs to set out why they feel the plan is unsound. These should be linked to tests of soundness that are set out in Section 3 of this report. As set out in the Council's Self-Assessment of Soundness, it is considered that the Pre-Submission Local Plan is positively prepared, justified, effective and consistent with national policy. As it is inevitable that situations change or new information comes to light, the Council is proposing a number of additional changes, which although do not go the soundness of the Local Plan, provide the most up-to-date position.
- The promoter of Strategic Site Growth Site 1b – Essex Police Headquarters has indicated through their representation to the PS LP that it is now not Essex Police's intention to vacate the headquarters site located at Kingston Crescent, Springfield. The site was allocated for 250 new homes and also a new primary school with early years' provision. The representation sets out that functions and operations of the headquarters site will be consolidated on the main site which could leave opportunities for disposal of other parts of the site for potential development. As this approach would require the re-provision of the existing playing fields off-site, there is uncertainty regarding a reconfigured site allocation to be included in the local plan.
- As Strategic Growth Site 1b provided a site allocation to comprehensively redevelop the site and now it will not be vacated by Essex Police, Officers are recommending that Strategic Site Growth Site 1b is removed. The loss of the housing numbers will be absorbed into the existing overall buffer set out in Policy S8 of the PS LP leaving a buffer of just over 18%. As the site is located within Chelmsford's Urban Area as defined in the Local Plan where the principle of development is accepted, redevelopment of portions of the

wider site may be acceptable subject compliance with all other development plan policies. To mitigate the loss of the proposed primary school site, a programme of expanding existing primary schools has been assessed by Essex County Council and will need to be implemented.

- A number of representations have included supporting technical evidence base documents to accompany their comments. These include alternative Objectively Assessed Housing reports, traffic modelling and landscape assessments. It is the officers' view that the Council's evidence base is robust and will continue to work with the consultants commissioned by the Council to rebut objections through the independent examination process. A number of updates have been undertaken to key evidence base documents to ensure that they are up-to-date.

Schedule of Additional Changes

3.10 It is considered by Officers that the Pre-Submission Local Plan is sound. However, a Schedule of Additional Changes has been prepared to submit with the local plan to provide the Inspector the most up-to-date position, to address any issues that have been raised through the latest representations received to the Pre-Submission Local Plan, issues agreed through Statements of Common Ground and other changes to ensure clarity and consistency.

A summary of these changes is set out below:

3.11 Strategic Priority 8 Creating Well Designed and Attractive Places, and Promoting Healthy Communities:

- Add text to achieve a net gain for biodiversity by providing new green spaces including high quality green infrastructure built into the designs and masterplans of new development

Vision:

- New references to protect/enhance the coast and to promote culture.

Policies:

Policy S6 – Conserving and Enhancing the Natural Environment

- Adding text about the Essex Recreational Avoidance Mitigation Strategy (RAMs) project for mitigation for European designated wildlife sites, minimising the loss of the best and most versatile agricultural land, minimise light pollution on the natural environment and achieving a net gain for biodiversity by providing new green spaces.

Policy S8 – Housing and Employment Requirements and
Policy S9 – The Spatial Strategy

- Housing completions and commitments numbers updated to April 2018 base date.

Site Allocations:

- Removal of Strategic Growth Site 1b Essex Police Headquarters and Sports Ground.
- Add open space notation on Strategic Growth Site 1d – Former St Peters College.
- Added text to strengthen the focus on the importance of the new employment elements of the allocation and protection of heritage assets within Strategic Growth Site 4 – North East Chelmsford.
- Added text to Strategic Growth Site 7 – North of South Woodham Ferrers to ensure that impacts of development on highways are assessed outside the City Council's area.

Monitoring Framework

- Monitoring Framework is refined and updated.

Appendices:

- Introductory text to Appendix D – Extracts from North Chelmsford Area Action Plan, updated to provide clarification.
- Development Trajectories and Monitoring updated – to reflect policies changes, comments and make more effective.

3.12 In addition, a Schedule of Minor Changes has been prepared which sets out minor typographic errors. Separate reports have been prepared for the Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulations Assessment (SA/SEA/HRA).

3.13 All the Submission documents and the evidence base can be found on the Council's website at www.chelmsford.gov.uk/new-local-plan/evidence-base

4. How to use this document

- Summaries of all the comments are presented in the tables in Section 4 of this report.

- Tables are listed in document order, following the structure of the Pre-Submission document.

- The aim is to capture the main issues raised, not to list every comment to each section of the document. Numbers of responses received to each question can be found in Section 2 of this report. Where no comments were made to an element of the document, this is not listed in the tables.

- Comments from statutory bodies or site promoters include a reference to the name and the representation number in brackets; comments from members of the public do not.

- Where a member of the public has repeated an issue raised by a statutory body, this is not repeated in the summaries.

- Where many people have made a similar comment, these have been summarised as one issue.

- CCC has not sought to reallocate comments relating to other sections of the document, but a summary of the comment is included in the relevant table. For example, a comment made to paragraph 1.1 which relates to a specific site has been summarised in the relevant site table.

- Where a consultee has made a comment but has not indicated what the comment relates to, CCC has selected the most appropriate point to record the summary.

- If questions were not answered by a consultee selecting a box, CCC has not sought to tick any boxes to avoid any misrepresentation.

- A list of abbreviations which may have been used for this document are included in Section 5 of this report.

- All the comments received can be viewed in full on the Council's Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult

5. Summary of comments

Section/Para/ Policy	Summary of responses
1. INTRODUCTION	
1.1	Objection: • The Local Plan does not take into account local views and appears ill informed • Difficult and complicated process to make comments on each section. As such meaningful comments are being deterred. Support: • Supportive of Plan period up to 2036 (Tendring District Council PS1529).
1.2	Modification/s requested: • Source is missing for the statement: 'Over the coming decades, Chelmsford is forecast to be the major growth location for new homes and jobs in Essex.'
1.3	Objection: • Chelmsford and South Woodham Ferrers are both referred to as 'Chelmsford' which is misleading as they are two entirely different towns in two very different geographical and is therefore not represented clearly.
1.6	Objection: • Object to the Baddow Road Bus Gate and the impact it will have on Baddow Road residents • Document is not written in a way that residents of Chelmsford can comment. Language is intended for those with technical knowledge and expertise. Consultation does not allow for simply concerns/comments to be raised.
1.12	Objection: • Full public participation was not possible as the search function did not work for certain words. This contravenes The Town and Country Planning (Local Planning) (England) Regulations 2012.
1.23	Objection: • The outcomes of co-operation on delivering needs across HMAs are not sufficiently reflected in the plan. Policy S8 should contain a positive statement with regards to reviewing the plan should neighbouring authorities be unable to meet their housing needs and require assistance (Persimmon Homes Essex PS1097) • Concern about lack of consultation on earlier stages of Local Plan preparation. Consultation not in accordance with statutory process, therefore flawed and invalid, and not lawful. Parish Council unable to research and absorb previous consultations to allow meaningful response, in the time frame available. CCC and Maldon District Council have failed to seek a view at any stage of consultation (Stow Maries Parish Council PS2095) • The Council's housing need evidence continues to underestimate the resultant additional need arising from London. Due to strategic links to London, the Council should update its evidence base and plan for the proposed uplift in the delivery of housing in the most sustainable locations. The importance of this is reiterated as a result of the additional strategic infrastructure that the Council is planning for as part of the draft Plan to sustain additional train capacity on the regional network by the introduction of Boreham Interchange (Cogent

Section/Para/ Policy	Summary of responses
	Land PS2046). Support: • Consider the Plan is sound, legally compliant in respect to Duty to Co-operate (ECC PS962, Colchester Borough Council PS913) Modification/s requested: • Legal aspects of the duty to co-operate have been achieved. Suggest additional clause in policy S8 to provide for a more effective mechanism for co-operation on unmet housing needs from neighbouring authorities. This would require the Council to review their local plan to allocate additional sites should any of its neighbouring authorities or HMAs be unable to meet housing needs having undertaken the process identified in the 'Unmet Housing Needs Protocol' (Home Builders Federation PS1656). Other comment/s: • Work undertaken to meet the identified needs through a varied portfolio of site allocations and the role of Chelmsford as the 'Capital of Essex' is welcomed. Joint work via the West Essex and East Herts Cooperation for Sustainable Development Board has been, and continues to be valuable in understanding cross boundary strategic matters. EFDC has no concerns regarding the soundness of the plan (Epping Forest District Council PS901) • No further/updated evidence presented in terms of the extent of collaboration undertaken with neighbouring authorities. CCC should ensure that it continues proactively to explore options of accommodating potential for housing overspill through the whole Plan period to ensure that concerns on the Duty to Co-Operate do not arise (Redrow Homes PS1902).
1.24	Objection: • The LPA's within the HMA need to continue to work together. Chelmsford should also engage with the GLA to address the wider London unmet housing needs (Gladman Development Ltd PS1613). Other comment/s: • Basildon Borough Council have no concerns that Chelmsford City has failed in its Duty to Cooperate obligations. Basildon Borough Council will continue to work with Chelmsford City Council, and do not raise objections under Duty to Cooperate given there are no legal grounds (Basildon Borough Council PS584).
1.25 – 1.35 inclusive	Objection: • A Green Belt Review should have been undertaken.
1.36	Objection: • A Green Belt Review should have been undertaken. Modification/s requested: • To clarify the purpose of a 'Heath Impact Assessment', as required by the Local Validation List, as referenced in paragraphs 1.35/1.36 add definition of a 'Heath Impact Assessment' in the glossary (ECC PS988).
1.37	Objection: • A Green Belt Review should have been undertaken.

Section/Para/ Policy	Summary of responses
1.38	Objection: • A Green Belt Review should have been undertaken. Modification/s requested: • CCC's stance in regard to NP's is welcomed. To be effective, the policy should specify that housing numbers for Local Plans would be identified by the Local Planning Authority and provided to the Parish Council or Neighbourhood Group, for their inclusion in the Neighbourhood Plan. Provision should be made for Parishes or Neighbourhood Groups to consider the detail of boundaries of the Green Wedges and Green Corridors (North West Parishes Group PS1815).
1.39	Objection: • A Green Belt Review should have been undertaken.
1.40	Objection: • The document is difficult to comment on and has not been publicised well. Simple documents are needed. The plan hasn't taken into account or listened to any of the concerns previously raised. Other comment/s: • The consultation portal has made it hard for people to make comments (Runwell Parish Council PS896). • The Consultation Portal is hard to navigate. This has had a bearing on the number of comments submitted in the short consultation period • Consultations findings are often ignored. Unconvinced that any notice is taken of views expressed by the public. If ECC and all Essex Councils in conjunction with Government planned the creation of one or two more New Towns within Essex (likened to Harlow or Woodham Ferrers) on a mixed development basis, the need to significantly update Local Plans save for the consideration of further limited development on brown field or infill sites, would be alleviated, without constant unreasonable disturbance of the Villages.
1.41	Objection: • Do not consider that the Strategy and policies of the plan do not comply with the requirements outlined in the NPPF (Cogent Land PS2044). Other comment/s: • Historic England encourage the Council to draw on the knowledge of local conservation officers, the county archaeologist and local heritage groups (Historic England PS1804).
Question 3	Objection: • Chelmsford cannot cope with this scale of house building. We do not have good transport links, schools, and the town's social problems are getting worse. Other comment/s: • Local Plan is not justified as there are inequalities in the methodology and evidence base that serves to divide new and existing residents and favour the new allocations/major developers. LP has not been positively planned and is against local policies and those within the NPPF. As such, the local plan is

Section/Para/ Policy	Summary of responses
	unsound.
1.43	Other comment/s: • The consultation portal has made it hard for people to make comments (Runwell Parish Council PS896).
2. ABOUT CHELMSFORD	
2.3	Objection: • Concern that houses are not being well utilised and are under occupied. More smaller houses should be built.
2.9	Objection: • Past/Current completion figures highlight a serious problem for delivery. Seems unrealistic for the Plan to achieve the numbers required as there continues to be a serious problem in meeting the needs – particularly affordable housing needs.
Table 1: North and Mid-Essex HMA – Objectively Assessed Housing and Jobs Numbers 2013-2036	Support: • Support text detailing how employment space will be allocated to ensure there is a sustainable balance between jobs and available labour force (Highways England PS674).
2.14	Support: • Pleased to see reference to the joint strategic Part One Local Plan and wishes to include elements of this within their own objectives (Tendring District Council PS1530).
2.15	Objection: • Challenges exist that could be insurmountable and affect the credibility of the plan • Concern that the IDP will fail. Support: • Provision of strategic residential and employment locations in/close to the town centre are welcomed (Highway England PS675). Other comment/s: • Development in close proximity to rail stations is welcomed (Highways England PS675).
2.16	Objection: • Concern that new development will exacerbate current deficiencies. Support: • Support strategic objective to address education and healthcare needs (Education & Skills Agency PS1883).

Section/Para/ Policy	Summary of responses
2.17	Objection: • Development at Beaulieu and NE Chelmsford will aggravate network capacity problems.
2.22	Other comment/s: • Distributor roads and major road networks are suffering capacity deficiencies which are creating additional problems in residential areas.
2.23	Objection: • Transport infrastructure should be improved before homes are built • Overcapacity on the roads is causing widespread problems on routes through residential areas.
2.24	Objection: • Chelmsford does not have good links with local regional airports. Good connections would only be possible through direct links for which improvements to road/rail network would be needed. Modification/s requested: • Add details of urban and inter urban bus networks (ECC PS963).
2.25	Modification/s requested: • There is a case to suggest that a review of the Green Belt is needed (North West Parishes Group PS1820).
2.28	Modification/s requested: • Make reference to Heritage at Risk (HAR) (Historic England PS1734) • Reference to historic park gardens should be amended to the correct term of Registered Park and Garden (Historic England PS1737).
2.34	Support: • Outlining the evolution of Chelmsford from its Roman origins to today helps outline the specific and unique aspects of the city which contribute to its character (Historic England PS1736).
2.37	Objection: • The omission of vital new infrastructure throughout the Pre-Submission document weakens the plan and undermines its sustainability.
2.39	Objection: • CCC's determination for sustainability critically depends on the necessary transport infrastructure for which, currently, there is no realistic delivery assured within the Plan.
2.41	Support: • Welcome intentions to plan for the long term to provide certainty which will deliver a strategic framework to maximise potential for infrastructure funding (Countryside Properties (UK) Ltd PS1914).
2.43	Support: • Welcome reference to a longer term strategic vision up to 2050 (Tendring District Council PS1530).

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3. STRATEGIC PRIORITIES	
3.1	Support: • Development focused in sustainable locations where infrastructure exists or will be created avoiding unnecessary pressure on transport and other infrastructure - strongly support this approach. The decision to discount development east of the A12 between Junctions 18 and 19 is soundly based, leaving the A12 as a natural eastern boundary to Chelmsford avoiding urban sprawl into Green Wedges and Corridors, and minimising pressure on the A12 Junctions (Little Baddow Parish Council PS514) • Support for the Strategic Priorities (Rosehart Properties Ltd PS1254, Bressole Ltd PS1262, Campden Hill Limited PS1287) • Redevelop Five Tree Works, Bakers Lane for housing and employment, to promote wider environmental and landscape benefits. Significant growth and change has occurred in the wider area (Campden Hill Limited PS1287). Modification/s requested: • The Capital of Essex priority is irrelevant. There is no strategic priority directly associated with meeting the needs of an ageing population in respect of housing, health care and public transport. Delete the Capital of Essex priority and incorporate the elements that would achieve this within other strategic priorities. Replace it with a strategic priority of accommodating the needs of an ageing population. Other comment/s: • Strategic priorities broadly supported, but suggest that the current strategy is not reflective of these priorities, and unclear how the Council has used them to determine draft allocations. Consultation document does not have a full audit trail of how proposed sites were selected (Cogent Land PS2047).
Strategic Priority 1 3.2	Objection: • Support aspiration of Strategic Priority 1 but the approach to the distribution of development is unsustainable. Green Belt Review should have been undertaken. Promoted land at Margaretting should be removed from the Green Belt. Support: • Supportive of Strategic Priority 1 (Gladman Developments Ltd PS1614). Other comment/s: • Critical need for ‘starter homes’. Meeting this need goes some way to sustaining them i.e. natural growth for the next generation. This similarly applies to ‘affordable rent and buy’ categories of new housing supply. The delivery of these is regularly undermined by the planning process as developer/applicants challenge policy on the grounds of ‘viability’ • Environmental consequences of the plan are compromised by lack of Green Belt review. Development would be more suitable near the A12 corridor, the new rail station and new Crossrail station. LP should make provision for changes in the NPPF (North West Parishes Group PS1817).
Strategic Priority 1 3.3	Objection: • Support aspiration of Strategic Priority 1 but the approach to the distribution of development is unsustainable. Green Belt Review should have been

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	undertaken. Promoted land at Margaretting should be removed from the Green Belt • Text does not adequately define or explain what is meant by sustainable development or sustainable patterns of development. Reliance on the NPPF and The Brandt Report definition is not sufficient. Seek clear statement of definition of sustainable development and sustainable patterns of development and advocate that the policy should include the aim of making the Plan area as a whole more self-contained and self-sufficient - the same aim being adopted for all the individual settlements (Granville Developments PS1607). Other comment/s: • The balance (against impacts) must not be used to cause harm or exacerbate problems in the name of 'exceptions to policy' or meeting needs that are borderline, in terms of sustainability. Sustainability Appraisals need to be able to pass robust testing procedures.
Strategic Priority 2 3.4	Objection: • The Local Plan should not seek to reduce house prices in Chelmsford simply by raising supply. A national plan is needed to ensure commercial and industrial growth is better balanced to Northern parts of the UK • Given that main delivery of affordable housing is through s106, failing to allocate development in the Green Belt will mean no affordable housing is provided in these areas. Support: • Broad support for Strategic Priority 2 (Gladman Developments Ltd PS1615) • Priority recognises Chelmsford's high average house prices, rents and sustained high demand for housing, and now recognises the significant demand for affordable housing or starter homes for first time buyers or those on lower incomes. Other comment/s: • High rents are a pressing problem requiring some intervention through new or amended legislation or high order planning guidance. A 'fair rents' policy was abandoned some years ago but such is the current crisis situation the former policy should be revisited • Support priority but there is weakness in the ability to achieve this. Plan should also identify further sites to account for revision to the calculation of housing needs (North West Parishes Group PS1818).
Strategic Priority 2 3.5	Objection: • Given that main delivery of affordable housing is through s106, failing to allocate development in the Green Belt will mean no affordable housing is provided in these areas • No details set out of affordable housing or 55+ housing • There is a need to refer to the provision of all types of housing throughout the Plan area. This involves a recognition that over-concentration of homes within the urban areas and under-provision within the rural areas must be avoided. The role of new housing in underpinning the retention, improvement and delivery of new community facilities should be recognised at this point (Granville Developments PS1610).

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	Other comment/s: • Buffer should be increased to 20% and factor in changes to government policy (Redrow Homes PS1913).
Strategic Priority 3 3.6	Objection: • The employment proposals are not based on any clear strategy. LP to establish whether it sees the future of Chelmsford as more or less reliant on employment sources outside the Plan area. Advocate that a strategic priority should be to not only provide local jobs for future residents but also to turn the tide by reducing the need for out-commuting in numerical as well as relative terms. Reducing the need to travel to work must be a major contributor to the achievement of sustainable development (Granville Developments PS1606). Support: • Supportive of Strategic Priority 3 (Gladman Development Ltd. PS1616).
3.7	Other comment/s: • Affordability in housing is a key issue for employment within the local economy and as suggested, adequate and appropriate housing supply needs must be met.
Strategic Priority 4 3.10	Support: • Strategic priority 4 is supported as it aims to support and enhance leisure facilities as well as protecting existing assets (Sport England PS515) • Supports priority (Redrow Homes PS1917). Modification/s requested: • Retail parks, such as Chelmer Valley Retail Park, are most appropriate locations to meet the identified retail needs that cannot be met at town centre and edge of centre sites. Definition of Accessible Locations should be added to the Glossary (Lloyds Bank SF Nominees Ltd. PS1978).
3.12	Objection: • Question the removal of opportunity sites, particularly site 25 in the current LDF, TCAAP. The unjustified removal of allocations is contradictory to national and local policy as well as the Council's evidence base (2015 Retail Capacity Study) and Strategic Priority 4 (para 3.12) (Aldi Stores Ltd. PS1019).
Strategic Priority 5 3.13	Objection: • Broadband supply should be focused on upgrading the homes in the rural area with less than 10mbps. Specify number of homes with inadequate supply and provide a timetable of how this deficiency will be addressed. Other comment/s: • This is vital in ensuring the sustainable future of the Chelmsford City Area. Plan needs to be realistic as to how likely the extent of a change and impact of chosen mode of transport is. Transport Report prepared by TTHC on behalf of the North West Parishes Group supports the representation. Significant need for infrastructure in a timely manner (North West Parishes Group PS1819).
3.14	Objection: • Whilst supporting the strategic priorities the spatial strategy (through the

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	failure of a number of proposed strategic allocations to deliver) will fail to meet these priorities, particularly maximising use of existing infrastructure (Hammonds Estates LLP PS1318). Modification/s requested: • Amend paragraph 3.14 to clarify that there is little spare capacity on much of the existing highways infrastructure although capacity exists on sustainable networks, and additional capacity in certain areas may come about from promoting a change in behaviour (ECC PS964). Other comment/s: • Chelmsford is located on the Strategic Infrastructure Priority 'Great Eastern Mainline (London – Ipswich – Norwich) and A12'. These Priorities are set out in the Wider South East section of the new draft London Plan (see Policy SD3 and Figure 2.15) (Greater London Authority PS1882) • Promoting change of behaviour including the provision of choice is key. But, encouragement through campaigns has not delivered the necessary results. The paramount example of improving 'the means' is bus travel, especially at the present time when passenger numbers are in decline • Concern over the impact growth will have on the road network. Public transport is not a reasonable alternative.
3.15	Modification/s requested: • Change paragraph 3.15 as follows: The modelling outputs indicate that the patterns and severity of congestion across Chelmsford would remain broadly consistent regardless of differences in Local Plan development allocation and the mitigation measures identified (ECC PS966). Other comment/s: • Local traffic modelling is obviously a pre-requisite to understanding current conditions but if they are simply used to tweak, with relatively minor benefits, they cannot address the deficits that exist in local Chelmsford-wide areas that is disguised by substantial volumes of traffic using residential area short-cuts/alternative routes causing their own problems for those local communities. Strategic and properly funded improvements need to be identified and provided.
3.21	Objection: • CIL will not provide the necessary infrastructure funding. The document states that there is a £300m gap in infrastructure funding.
Strategic Priority 6 3.22	Objection: • There should be another primary school built in Broomfield. Support: • Supportive of Strategic Priority 6 which seeks to deliver new and improved local infrastructure. However, this provision must not jeopardise the viability of developments (Gladman Development Ltd PS1617).
3.23	Modification/s requested: • Change paragraph 3.23 as follows: The traffic modelling evidence base work has assessed the transport implications of the Local Plan throughout its

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	preparation, and identified junction mitigation and sustainable infrastructure requirements, where appropriate (ECC PS967).
3.24	Objection: • North Eastern A130 Bypass is essential to support planned development – but unlikely to be built prior to 2036 • A12 Chelmsford Bypass needs to be upgraded to triple carriageway • Junction mitigation plans will not be sufficient. Suggested 5% movement to public transport, cycling and walking is not supported by any evidence base • Major infrastructure unlikely to be in place before or towards the end of the proposed major developments – how will CCC be able to grant Planning Permission if they adhere to Policy S12 • Three main infrastructure projects must be delivered before new houses are built (The North East A130 bypass (not just the Radial Distributor Road), The new Railway Station and Widening of the A12 Chelmsford bypass to triple carriageway). Support: • Strategic objective 6 is supported as it aims to ensure that new or upgraded infrastructure is provided alongside development of new residential communities which specifically includes sports and leisure provision (Sport England PS516). Modification/s requested: • Redefine the phrase Community Facilities (Runwell Parish Council PS912).
3.25	Objection: • Provision of infrastructure to be left to developers to provide on an ad Hoc basis. Should be led by the Council and implemented before the development.
3.26	Other comment/s: • The LP provides details of infrastructure funding. It is important that once the schemes are identified that the funding method for each is outlined, including any Central Government or Local Government funding that is available, the amount that could be collected from developers and any shortfall that could occur (Highways England PS678).
Strategic Priority 7 3.27	Objection: • It is a significant failure of the emerging Plan to impose a blanket presumption that it is inappropriate to release any Green Belt land for development. Green Belt Review should have been undertaken. There may be some sites in the Green Belt that play a poor Green Belt role and are suitable for development. One such site is in Margaretting. Support: • Support strategy however, there is a case to suggest that a review of the Green Belt is needed (North West Parishes PS1820) • Welcome Strategic Priority 7 and Local Policies CO1 – CO7 that continue the protection of the Green Belt (Brentwood Borough Council PS1854). Modification/s requested: • Welcome Strategic Priority 7 which outlines the need to protect and enhance

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	the historic environment. Request that Registered Parks and Gardens and Conservation Areas are also listed alongside Scheduled Monuments and Listed Buildings in paragraph 3.27. This will provide greater clarity as at present this section reads as if only Scheduled Monuments and Listed Buildings contribute towards local distinctiveness (Historic England PS1739).
3.28	Objection: • It is a significant failure of the emerging Plan to impose a blanket presumption that it is inappropriate to release any Green Belt land for development. Green Belt Review should have been undertaken. There may be some sites in the Green Belt that play a poor Green Belt role and are suitable for development. One such site is in Margaretting. Modification/s requested: • Strategic Priority 7 is sound but a minor alteration to para 3.28 is suggested to ensure a net gain for biodiversity and green infrastructure (Natural England PS2075). Other comment/s: • Environmental assets, other than Green Belt, will need to be considered alongside the need to deliver housing and employment growth in a balanced approach as set out in the Framework (Gladman Development Ltd PS1618).
3.29	Objection: • It is a significant failure of the emerging Plan to impose a blanket presumption that it is inappropriate to release any Green Belt land for development. Green Belt Review should have been undertaken. There may be some sites in the Green Belt that play a poor Green Belt role and are suitable for development. One such site is in Margaretting. Modification/s requested: • Para 3.29 to be strengthened to make reference to high quality green infrastructure and the prioritisation of brownfield sites of low environmental value over other brownfield sites, followed by different grades of agricultural land (Natural England PS2076). Other comment/s: • Concern that Green Belt review has not been undertaken. Concern for loss of high grade agricultural land. South of Chelmsford is more physically sustainable for development. Opening of the Crossrail should be considered (North West Parishes Group PS1812).
3.30	Objection: • It is a significant failure of the emerging Plan to impose a blanket presumption that it is inappropriate to release any Green Belt land for development. Green Belt Review should have been undertaken. There may be some sites in the Green Belt that play a poor Green Belt role and are suitable for development. One such site is in Margaretting.
3.31	Objection: • It is a significant failure of the emerging Plan to impose a blanket presumption that it is inappropriate to release any Green Belt land for development. Green

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	Belt Review should have been undertaken. There may be some sites in the Green Belt that play a poor Green Belt role and are suitable for development. One such site is in Margaretting.
Strategic Priority 8 3.34	Objection: • The Plan should include access for all, including equestrians, and such should be embedded within the Plan from the 'top down' – within the Strategic Priorities (Essex Bridleways Association PS859). Support: • Strategic objective 8 is supported as it seeks to promote the health and well-being of communities by requiring development to provide new green spaces, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of walking and cycling (Sport England PS517). Modification/s requested: • An additional paragraph is suggested in this section emphasising that the Local Plan policies will seek to achieve a net gain for biodiversity by providing new green spaces built into the designs and masterplans of new development. (Natural England PS2077).
Strategic Priority 9 3.35	Objection: • Vision fails to point out in clear terms what that actually means and how it translates into Planning Policies. Explanation that follows Vision doesn't feature anything that is specifically identifiable or leading to a stronger role as Capital of Essex. Strategic Priority 9 is quite generic and could be strengthened by additional detail and more specific references to what the City aspires to achieve in terms of arts and culture, it is also quite clear that none of the (already weak) references of Strategic Priority 9 are translated into the Vision for the 'Capital of Essex'. Strengthen Vision by including specific reference to 'significant expansion' of the art, culture and leisure offer particularly in the Town Centre and explicit reference to a commitment to prepare a City-wide Cultural Development Strategy and a West End Integrated Plan Strategy aiming to create a new focal point for art, culture and leisure (Chelmsford Civic Society PS1324). Support: • Supportive of Strategic Priority 9 (Gladman Developments Ltd. PS1619) Other comment/s: • Have 'full' impact assessments been undertaken derived from completed development as a result of the full implementation/construction of the total of existing and this Plan's development? This again must be a pre-requisite for identifying all infrastructural needs, particularly relating to transport.
3.36	Support: • Support priority (Redrow Homes PS1923) • Encouragement of investment in leisure and cultural facilities is welcomed, to support the local and visitor economy by attracting people to the city. Participation in cultural events can contribute to social cohesion, reduce isolation and loneliness, encourage learning and the development of skills, as well as provide the entertainment and stimulation needed to develop vibrant

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	communities and grow the economy. There is also a growing awareness of the role that the arts and culture play in attracting and retaining residents and a skilled workforce. An improved cultural offer would help support the Vision and achieve the objectives and targets for growth set out in this plan (Theatres Trust PS950).
3.37	Support: • The encouragement of investment in Chelmsford's arts and culture and the development of a strategy to enhance the West End is welcomed and supported by the Trust (Theatres Trust PS951).
4. OUR VISION AND SPATIAL PRINCIPLES	
4.2	Support: • Supportive of the Vision (Gladman Developments Ltd. PS1620) • Welcome explicit reference to the historic environment in the Vision and the inclusion of bullet point 9 which ensures a strong strategic level focus on the need to protect and enhance the historic environment (Historic England PS1740) • The Trust supports the revitalisation of South Woodham Ferrers by enhancing its retail, leisure and cultural offer (Theatre Trust PS994). Modification/s requested: • References to Chelmsford should either be "the Chelmsford area" or "Chelmsford City", depending on which is meant (Countryside Properties (UK) Ltd. PS1211) • To better align with Strategic Priority 9 and the seventh bullet point below the Vision, the Trust recommends amendment to the second paragraph to include "cultural" to state "This positive change will optimise the opportunities for new and upgraded infrastructure including cultural, leisure and recreation facilities..." (Theatre Trust PS994) • Vision does not explicitly promote the growth of other established settlements in the area. Opportunity missed to unlock the delivery of new infrastructure, services and facilities which could benefit existing communities beyond Chelmsford (City). Growth of some “Service Settlements” could be complementary to the new communities planned around the fringes of the City. Third sentence in the Vision should be amended to read ‘This also means maximising development opportunities: within a compact and vibrant City Centre; near South Woodham Ferrers; and, at other sustainable settlements’ (Croudace Homes PS1103) • Vision and Spatial Principles do not provide clear indications of the direction of change. Vision should reflect the following ‘Managing growth to ensure that the Plan area as a whole becomes more self-contained and self-sufficient. Distributing growth appropriately and proportionally between urban and rural settlements according to their respective needs’ (Granville Developments PS1609). Other comment/s: • Unless radical changes, as suggested in 3.14 (PS572), occur the Vision as stated becomes meaningless. It is imperative that the transport infrastructure is in place: NE Chelmsford Bypass, upgrading and reconfiguration of the A12 between junctions 17 and 19 • Vision is sound. Concern over how aspirational the Vision is in terms of the

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	future of Chelmsford. Vision focusses heavily on the city, doesn't really acknowledge the integration with the countryside or rural parishes. Would be better if it related to development of new infrastructure and the relationship with rural parishes and settlements (North West Parishes Group PS1821).
4.3	Modification/s requested: • S1 includes 'use development to secure new infrastructure' which should read 'use development to help secure …' Wider funding mechanisms/support will inevitably be required to secure fundamental needs.
Strategic Policy S1 Spatial Principles	Objection: • Retention of existing Metropolitan Green Belt boundaries should not preclude development which complies with paragraph 89 NPPF which includes the construction of 'limited affordable housing for local community needs under policies set out in the Local Plan', as an exception to normal Green Belt policy • Object to Strategic Policy S1 as it is not consistent with emerging NPPF Para 72 with regard to changes in respect of exception sites • Strategic priorities, spatial principles and vision are all undermined by Chelmsford City Council (CCC)'s failure to undertake a detailed Green Belt Assessment demonstrating that the Spatial Strategy is based upon the most sustainable options for meeting Chelmsford's long-term development needs (Bovis Homes Ltd. PS2036) • Do not believe that sites 2, 4 and 6 are sustainable and therefore are contrary to Policy S1 (Little Waltham Parish Council PS1842) • The Plan fails to include sufficient smaller sites; the Council has not planned for the correct type of land for housing and the removal of land at Rembrandt House from the Green Wedge should be considered as does not perform the functions of the Green Wedge and should be allocated for development. • The Green Wedges and Green Corridors Review Report is unsound as it was not subject to public consultation to test changes to boundaries. • Blanket protection of the Green Belt conflicts with these principles. • The approach to the distribution of development in the emerging Plan fails to properly reflect the overarching Spatial Principles. The development strategy of the emerging Plan should be revisited in the context of the objectives of policy S1. • Service Settlements should also be provided with development to meet local needs. • Plan fails to deliver on Strategic Priorities and Strategic Policy S1 which forms the basis on which the plan is founded. Land east of Braintree offers an opportunity to meet the strategic objectives of both CCC and the north Essex region as a whole, delivering a comprehensively planned urban extension to Braintree with appropriate supporting infrastructure provided on-site in combination with housing delivery. Plan should be amended to consider more appropriate ways the objectively assessed needs of the region can be accommodated. A suitable alternative exists. With the Braintree District Council Section 2 Local Plan yet to undergo its Examination in Public, the Councils should take the opportunity to reassess whether the strategic development sites of both plans will effectively deliver the objectives of allocating them (Gateway 120, Cirrus Land LLP, and L & Q Homes PS1892) • Location 5 is an unsustainable location which does not comply with Policy S1 and will reinforce Great Leighs as a dormitory settlement to Braintree (Hammonds Estates LLP PS1308, PS1307, PS1306)

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	• The omission of any reference to further development of art, culture and leisure opportunities is in direct contradiction with the Vision and Strategic Priority 9 (Chelmsford Civic Society PS1325). Support: • Support the objectives of locating development at well-connected sustainable locations, respecting the pattern and hierarchy of settlements and planning for the long term. • Supports Policy S1, in particular, where the spatial principles seek to deliver new housing development at sustainable locations within existing urban areas making best use of previously developed (brownfield) land. Site 1s strongly complies with Policy S1 (RWH Properties Ltd PS1404) • Support Policy S1 with regard to locating development at well-connected sustainable locations to integrate into the existing settlements. • Consider that the flexibility in respect of the SPA associated with Writtle University College will allow development of facilities to come forward in a way that will support the economic and social benefits of the institution for the long term (Writtle University College (PS1774) • Supports policy (Bellway Homes PS1875 and Gladman Developments Ltd PS1621) • Consider policy to be sound. The policy supports the identification of the EPHQ as suitable for development due to the fact that it is substantial previously developed land with excellent connection to local neighbourhoods and the city centre (Police, Fire & Crime Commissioner for Essex PS1690) • Promoted site is in a sustainable location. May no longer be suitable for employment use so should be considered for residential. Site does not accord with Green Belt principles (Larmar Engineering PS1967) • Support the proposal to make the maximum use of suitable previously developed land for development. This will ensure that the best use is made of available land and that new development is provided in sustainable locations. (Rosehart Properties Ltd PS1255). Modification/s requested: • Request that the term ‘heritage’ in bullet point 6 of the policy is replaced with the term ‘historic environment’. The historic environment is considered the most appropriate term to use as a topic heading as it encompasses all aspects of heritage, for example the tangible heritage assets and less tangible cultural heritage. This applies throughout the plan; the supporting text on page 40 should also be amended to reflect this (Historic England PS1741) • Strategic Policy S1 should be amended to read: “Protect the Green Belt, unless exception policies apply” • Policy S1 needs to make clear whether or not the list of principles applies collectively, or whether some of the locational principles should be separated out from those principles that are applicable to all development. The sixth bullet point to be reworded to ensure that it more accurately reflects the likely consequences of development and the means by which such assets are to be taken in to account (Countryside Properties UK Ltd PS1213) • Objects to the seventh Spatial Principle. Growth should not be restricted to only certain tiers of settlements – leaving some areas to decline; miss opportunities to secure new infrastructure, delivery of the much-needed housing heavily dependent upon large sites and does not consider the extent to which unmet needs from authorities could be located in these areas. A

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	more flexible approach should be encouraged suggesting that Seventh Spatial Principle is amended to read 'have regard to the pattern and hierarchy of existing settlements' (Croudace Homes PS1104) • Principle to 'Protect the Green Belt' (fifth bullet in Policy S1) should be amended to read 'Protect the Green Belt, subject to the exceptions set out in Policy CO2' to acknowledge that not all new buildings are inappropriate in the Green Belt and that certain exceptions apply (as listed in Policy CO2) Rosehart Properties Ltd PS1255) • Amend fifth bullet in Policy S1 to read 'Protect the Green Belt, subject to the exceptions set out in Policy CO2' to ensure consistency with NPPF (Bressole Ltd PS1263) • Amend the fifth bullet in Policy S1 to read 'Protect the Green Belt, subject to the exceptions set out in Policy CO2'. Five Tree Works, Great Baddow can also be defined as 'previously developed land' and could be intensified for employment uses and new housing (Campden Hill Limited PS1290) • Bullet point 3 should be amended to make clear that development should be located in areas which are or can be made sustainable (Gladman Developments Ltd PS1621). Other comment/s: • Support the principle of using brownfield land before greenfield and Green Belt, but some Green Belt land has less amenity or farming value than some non-Green Belt land. Some City Centre locations must be retained for community uses and provide other social benefits. • Concern for delivery of infrastructure. 'Locate development at well-connected sustainable locations' - risks in achieving this in the current growth strategy (North West Parishes Group PS1822) • 'Ensure development is deliverable' and 'Ensure development is served by necessary infrastructure' - fear mixed ownership land will cause this to fail, alternative sites should be considered (North West Parishes Group PS1822) • 'Protect the Green Belt' - a Green Belt review is needed (North West Parishes Group PS1822) • 'Protect and enhance the character of valued landscapes' - not clear that this principle can be met (North West Parishes Group PS1822) • It is considered that the employment opportunities offered by the recently permitted site for Mill and Traveller Sites together with the existing business areas would be entirely appropriate between Drakes Lane and Cranham Road. An employment development would also have the opportunity to link to the wider proposals for North East Chelmsford Garden Village and contribute to the growth of the area (Cliffords Ltd. PS1987) • Support Policy S1 but promoted site north of Peartree Lane, Bicknacre is a sustainable site and should be allocated for development • Support Policy S1. Promoted site (CFS137) is a sustainable location and should be allocated (Eastern Approaches Investments Ltd PS1862) • Support Policy S1. Promoted site (CFS154) should be allocated for development as it is consistent with these principles (Stonebond Properties Ltd PS1704) • Policy S1 is considered sound and supports the allocation of the promoted site (CFS197) for development (Boxford (Suffolk) Holdings Ltd PS1803) • Policy S1 is unsound since one principle considered absent from the list concerns 'delivering a wide choice of high quality homes' as addressed at para's 47 – 52 of the NPPF. The plan fails to take land east of 3c into account

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	(Redrow Homes PS1942). • Supports Policy S1 and considers to be a sound basis on which to plan for development in Chelmsford. However, a number of the strategic allocations proposed do not support the vision and do not comply with key spatial principles. Hammonds Farm is able to fully meet relevant spatial principles (Hammonds Estates LLP PS1261).
4.7	Objection: • Scale of development, especially residential, both under construction and also planned for the next 20 years in and around Chelmsford is unprecedented. Infrastructure must be delivered first in the Plan. Concern that smaller rural settlements will be subsumed by urban sprawl or into larger settlements. Growth proposed outside of the urban areas and in greenfield locations that are poorly connected to centres of employment should be reviewed (CPRE Essex PS754).
4.8	Modification/s requested: • Delete the heading and all of paragraph 4.8 and replace with: Transformation of Chelmsford City Centre and Urban Area - 4.8 This process has begun, notably with the new Bond Street development and improvements to the High Chelmer and Meadows Centre. We will transform the upper end of the High Street, through a pedestrianisation scheme, providing public access from the High Street, across Tindal Square, into a refurbished Shire Hall and through to the Cathedral. We will also reinforce the distinct identities by dividing the City Centre into Quarters: namely 'West End, 'Cathedral', 'Riversides' (including the current Bond Street development) and 'Moulsham.' We will revitalise river use: through a cutting that will enable boats right into the city centre (Chelmsford Civic Society PS1325).
4.10	Modification/s requested: • Order of priorities should be changed to demonstrate required emphasis i.e. 1. Public Transport, 2. Walking, 3. Cycling. Other comment/s: • The council states that it wishes to reduce greenhouse gas emissions and congestion in the Chelmsford Local Plan. But this will be very difficult in the centre of Chelmsford. Encouragement to use Perth model to reduce congestion, and increase public transport and cycling/walking through imposing high car parking charges in the centre of Perth with residential living in the centre exempt but those visiting paid the parking charges to encourage change of mode of transport.
4.11	Modification/s requested: • 4.11 could be enhanced with further explanation as to what is meant by a development being 'safe for its lifetime' (Environment Agency PS604).
4.13	Support: • Support the extension of Green Wedges and Green Corridors. Modification/s requested: • In paragraph 4.13 insert between current sentence ending '… wildlife can flourish' and the one beginning 'Opportunities for greater…' new sentence:-

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	'Chelmsford has a major literary landscape in the Chelmer Valley, inspiration for the works of J.A. Baker, opportunities will be promoted for the conservation and celebration of this landscape'.
4.16 & 4.17	Objection: • The CIL levy will be grossly below that needed to deliver the infrastructure required for the increase in housing e.g. roads, train, schools, flooding and sewage. This is not a sustainable development.
5. CREATING SUSTAINABLE DEVELOPMENT	
Strategic Policy S2 Securing Sustainable Development	Objection: • Second paragraph is onerous and unnecessary for Development Management purposes on demonstrable compliance with Vision and Spatial Principles. Amendments suggest (see below) • Lack of any clear definition of sustainable development and vision on achieving at a macro scale. Support: • Support but note that it may need updating following revisions to the NPPF • Welcome strategic level policy which links with the NPPF's definition of sustainable development (Historic England PS1743). Modification/s requested: • Delete second paragraph or amend to remove reference to demonstrable compliance with Vision and Spatial Principles • Changes in the revised NPPF should be reflected in the LP.
Strategic Policy S3 Addressing Climate Change and Flood Risk	Other comment/s: • Policy has been re-drafted since the Preferred Options, yet it is fully "consistent with National policy" - land interests at East of Great Baddow accord fully with these policy objectives.
Strategic Policy S4 Promoting Community Inclusion and Neighbourhood Planning	Modification/s requested: • Should include a commitment to implement the proposal in the DCLG consultation document 'Planning for the Right Homes in the Right Places' on LPAs stating the amount of development proposed for each parish or NP area (Broomfield Neighbourhood Planning Steering Group PS1557) • Amendments needed so Plan is clear in setting out the expectations of Neighbourhood Plan groups or Parishes in the delivery of development (North West Parishes Group PS1823).
5.16	Support: • Support reference to Sport England's Active Design – this is consistent with NPPF (Sport England PS520).
Strategic Policy S5 Conserving and Enhancing the Historic	Objection: • NPPF does not provide for a presumption in favour of the preservation and enhancement of heritage assets and their setting.

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Environment	• Policy does not go far enough to support the Vision for a stronger 'Capital of Essex' and investment in arts, culture and leisure to answer Strategic Priority 9. Does not describe how the Council will enhance the heritage of the city (Chelmsford Civic Society PS1326). Support: • Welcome policy and its wording (Historic England PS1744). Modification/s requested: • Add following after second paragraph: 'It is expected that all new development in the City Centre Area will contribute to the physical enhancement and public appreciation of the heritage assets of the city. The Council will resist change of use or redevelopment of heritage assets currently open to the public or in use by the community, which does not provide an equivalent level of public access and enjoyment.' (Chelmsford Civic Society PS1326) • Recommend setting out a pro-active strategy as required under paragraph 183 of the draft NPPF (2018) stating: 'We will work in partnership with Civic Society, Parish Councils and other local groups as appropriate, on identifying places that will require action to protect and preserve. We will set out a separate plan for promoting the links between the city and Marconi: and other innovators. We will collaborate with Civic Society, Chelmsford Cathedral and other interested parties in setting up and running a dedicated Heritage and Visitors Centre.' (Chelmsford Civic Society PS1326).
5.18	Modification/s requested: • Amend 'Ancient Monuments' to 'Scheduled Monuments' (ECC PS968).
Strategic Policy S6 Conserving and Enhancing the Natural Environment	Objection: • To make the Plan sound, access for all user groups should be embedded within this Policy (Essex Bridleways Association PS861) • Plan should allow for development options to consider the environmental resource in the areas outside Green Corridors and spaces and ensure a suitable level of impact on the environment throughout the Plan area (North West Parishes Group PS1824) • Current wording not compliant with the Habitats Regulations and the NPPF – reference to RAMS is in supporting text only (Natural England PS2078) • Plan has no dedicated policy for the protection and enhancement of soils as required by the NPPF – this is necessary given the negative effects on land use due to loss of 446ha of Grade 3 land and 252ha of Grade 2 land (Natural England PS2078). Modification/s requested: • Policy could be enhanced to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions (Environment Agency PS605) • Policy should reference Strategic Policy S13 in relation to Green Corridors and Wedges for completeness (North West Parishes Group PS1824) • Reference to RAMS in policy: 'Contributions from developments will be secured towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted.

Section/Para/ Policy	Summary of responses
	Prior to RAMS completion, the authority will seek contributions from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.' (Natural England PS2078) • Include reference to water resources: 'The Council will ensure that new development does not contribute to water pollution and, where possible, enhances water quality, and demonstrates the advancement of biodiversity and amenity interests through the provision of a range of greenspaces. Impacts to designated sites through changes in water resources will be avoided.' (Natural England PS2078).
5.33	Objection: • Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) should have been made available with the Local Plan consultation • 'the implementation of bespoke measures…' in final sentence may represent a loophole that will weaken the efficacy of the policy (Maldon District Council PS1566). Support: • Welcome reference to the Recreational Avoidance Mitigation Strategy (RAMS) (Tendring District Council PS1531), (Maldon District Council PS1566).
Strategic Policy S7 Protecting and Enhancing Community Assets	Objection: • Need for more community gardens, allotments, football pitches and other sports facilities and freshwater angling facilities • Policy is largely "consistent with National policy", except the last sentence as the NPPF does not provide protection to existing community assets unless robustly justified and evidenced • Fails to make a sufficient distinction between localised facilities and facilities of the 'Capital of Essex' identified in the vision and the need for renaissance in the City Centre Area (Chelmsford Civic Society PS1328). Support: • Welcomes and supports the protection of facilities (Theatres Trust PS997) • Welcome inclusion of arts and cultural facilities as infrastructure that can be supported through planning obligations/CIL (Theatres Trust PS995) • Support reference to importance of sports and leisure facilities for new development and need to secure new provision through planning obligations/CIL (Sports England PS518) • Support policy and the approach to developer contributions set out in the Council's Planning Obligations SPD (Education & Skills Funding Agency PS1885). Modification/s requested: • Amend to more explicitly weigh the enhancement of education establishments as a significant benefit to a community • Suggest new policy 'Strategic Policy 7b - Supporting cultural development and creative industries' aiming to: - protect existing cultural venues, facilities and uses - support the development of new facilities, especially in the City Centre

Section/Para/ Policy	Summary of responses
	- promote clustering of cultural activities and enhance existing ones - promote and facilitate use of vacant properties and venues in the City Centre for cultural activities and short term use by creative businesses - ensure that all Strategic Growth Sites include or contribute to new cultural venues or facilities and space for outdoor cultural events (Chelmsford Civic Society PS1328) • New strategic policy 7b must relate specifically to the policy maps. Existing or planned cultural venues highlighted, should be listed for each policy map area, including the City Centre (Chelmsford Civic Society PS1328, PS1332) • A new Strategic Policy Area should be identified as a 'Creative Enterprise Zone' where additional requirements are placed on development (Chelmsford Civic Society PS1328). Other comment/s: • Recommends the Planning Obligations SPD is updated alongside the Plan to ensure the wording on schools is consistent with the new site allocations and to bring together key points into one document.
5.35	Objection: • Paragraph too general – might apply to any town or city (Chelmsford Civic Society PS1328). Modification/s requested: • Include Use Class D2 and Sui Generis to increase policy's robustness (Theatres Trust PS996).
5.36	Objection: • Paragraph too general – might apply to any town or city (Chelmsford Civic Society PS1328).
6. HOW WILL FUTURE DEVELOPMENT GROWTH BE ACCOMMODATED	
Strategic Policy S8 Housing and Employment Requirements	Objection: • Based on the findings of the Barton Willmore Critique (report 1159743PS-A) believe the OAN and housing target of 805dpa provides an underestimate of the full OAN (Gladman Developments Ltd PS1629) • Housing target is too high. 20% buffer should not be applied, should be 6% • Uplift of 20% is insufficient. A higher uplift is needed in response to market signals and enable both demographic needs to be met and improve affordability (Home Builders Federation PS1659) • If the Plan cannot adapt to a new housing figure there could be unsuitable patterns of growth. Plan should identify additional land that can help meet targets (North West Parishes Group PS1825) • Housing allocations are not high enough to meet housing needs (Legal & General PS1899) • Windfall allowance should be increased • Plan should contain flexibility to allow for fewer homes coming forward through as windfall than estimated (Hopkins Homes PS1856) • Housing need evidence continues to underestimate the resultant additional need arising from London (Cogent Land PS2048) • Full OAN should be higher to take account of uncertainty regarding the level of employment growth that CCC is planning for and the implications of this for housing need, disparities in the employment evidence as to the forecast job

Section/Para/ Policy	Summary of responses
	growth figures, the level of commuting containment in relation to the housing market area is unsound, the potential for future headship rates in younger age groups to change in a different way to that suggested by the DCLG projections, the implications of outward migration from London in the future, exclusion of single under 35-year olds from the affordable housing need assumptions, a need to increase the level of housing supply now in order to meet the proposed annual requirement (Hammonds Estates LLP PS1269) • OAHN fails to incorporate necessary adjustments to take account of migration patterns, suppressed housing formation rates, insufficient market signals uplift, housing and employment growth alignment, and affordable housing need (Bovis Homes Ltd PS2038) • Housing numbers are excessive and greenfield allocations should all be reduced • Provision for new employment floorspace is insufficient to deliver 725 jobs per annum and allocations are not flexible enough and is inconsistent with the Council's own Economic Development Strategy (Aquila Developments Ltd PS510) • Clarification is required in respect of the reduction in the level of employment growth between the Issues and Options consultation and that contained in the Preferred Options Consultation Draft and the Pre-Submission document (Hammonds Estates LLP PS1269) • The evidence base justifying the need to allocate 24 TSP plots in the period to 2036 - the number of TSP plots allocated to each strategic site - the spatial distribution of TSP plots across the City Council area - whether a plot within a strategic allocation meets the aspirations of those looking for a TSP plot (Crest Strategic Projects Ltd PS1548) • Travelling Showpeople sites should not be provided on strategic residential development sites and alternative sites should be found (Home Builders Federation PS1659) • 2017 GTAA is not consistent with projected growth rate in Local Plan, with no statistical supporting evidence. There is no explanation as to where figure in S8 have come from. CCC should not take "unknown households" into consideration. Support: • Supports the approach to delivering full identified need for housing, traveller sites and employment land (Tendring District Council PS1532) • CCC has taken a robust and sound approach to ensuring housing needs can be met within the area (Basildon Borough Council PS585) • Welcomes the commitment to an early review of its plan, having regard to the housing needs of the wider area under the “duty to co-operate” (Castle Point Borough Council PS668, Rochford District Council PS1149) • Supports the commitment through the Local Plan to meet the objectively assessed housing need in full (Braintree District Council PS1526, Uttlesford District Council PS991) • Supports addressing the need for flexible planning with 20% uplift and allocation of G&T pitches. Support plan reviews within 3 years of adoption. Welcomes opportunity to continue working with CCC (Brentwood Borough Council PS1853) • Support the principles of the policy (Stonebond Properties Ltd PS1707, Boxford (Suffolk) Holdings Ltd PS1806) • Supportive of the approach taken to identifying employment land needs and

Section/Para/ Policy	Summary of responses
	job requirements and the proposed spatial strategy for accommodating them (Basildon Borough Council PS585, Castle Point Borough Council PS668, Rochford District Council PS1151) • Supports the approach taken to provide 1 additional Gypsy and Traveller pitch above the identified need (Basildon Borough Council PS585, Castle Point Borough Council PS668, Rochford District Council PS1150). Modification/s requested: • The inclusion of a 20% buffer on housing need is welcomed but the OAN 'starting point' should be higher. The draft 'Standard Methodology' indicates that Chelmsford should accommodate 980 homes per annum as its starting point (Persimmon Homes Essex PS1099, Redrow Homes PS1950) • Buffer on OAN should be increased to 20% (Redrow Homes PS1924) • 'New Local Plan Allocations' and 'total' figures in Strategic Policy S8 are each increased by 625 dwellings. This will future proof the Local Plan and ensure that it can address both the current OAHN requirement for 2013-2036 and the potential future housing needs arising from the new standardised methodology for 2016-2036 (including any shortfall in delivery for 2013-2016 and an up to 5% uplift in housing need for 2026-2036) (Croudace Homes PS1106) • The Plan should explicitly consider meeting unmet needs from other authorities (Croudace Homes PS1106, Redrow Homes PS1902) • The starting point for housing requirement should be 19,600 dwellings as per the standard methodology. This should be increased to 23,176 through the application of the 18% flexibility allowance • The housing figures from the Government's standard methodology should be used (Seven Capital Plc PS1772, New Hall Properties (Eastern) Ltd PS2073, Taylor Wimpey PS1157) • A higher housing provision figure identified to take account of the adjustments necessary to the identified OAHN, reductions are made to identified housing delivery rates and timescales for allocations at North East Chelmsford, and a 20% housing delivery buffer is retained, and housing provision made elsewhere in the Borough to bridge the gap in supply (Bovis Homes Ltd PS2038) • Employment needs expressed should be a minimum, and further sites should be allocated if such sites are sustainable and deliverable (Eastern Approaches Investments Ltd PS1864) • Amend last paragraph to 'Provision is made to meet the need for additional convenience retail floorspace of 11,500sqm either within the City Centre or Designated Centres or accessible locations within Chelmsford's Urban Area and additional convenience retail floorspace of 1,900sqm at South Woodham Ferrers.' (Lloyds Bank SF Nominees Ltd PS1979) • Policy should include identified student accommodation (Mr Michael Kirkham PS1974). Other comment/s: • Timescales for the delivery of sites should be regularly reviewed with the option of bringing forward other sites which would be deliverable within the plan period (Home Builders Federation PS1659) • Duty to Co-operate has been fulfilled, reiterate the need to continue the close working relationship between neighbouring authorities to allow for effective strategic planning to continue into the future (Rochford District Council PS1149)

Section/Para/ Policy	Summary of responses
	• No objection in principle to the proposed spatial strategy, but reiterate the need to consider the wider impacts of the planned growth on neighbouring authority areas, including Rochford District, and that CCC should satisfy itself and a Planning Inspector that it has considered all reasonable alternative options, including the Green Belt (Rochford District Council PS1149) • Transitional arrangements in the NPPF for housing delivery and the potential impact on the Local Plan strategic site delivery needs to be explored (Cogent Land PS2048) • Concern in relation to the target levels of growth set out in the Plan but also about the ability to achieve these, based on recent and ongoing housing delivery rates in the area, especially in relation to the standard methodology (North West Parishes Group PS1813) • The high delivery rates projected need to be justified (Persimmon Homes Essex PS1100)
6.2	Support: • Support additional housing provision over the requirement. Modification/s requested: • Galleywood Road site, Great Baddow should be allocated for housing given the very special circumstances which existing for the site (Taylor Wimpey PS1158, PS1159).
6.3	Objection: • Full OAN should be higher to take account of uncertainty regarding the level of employment growth that CCC is planning for and the implications of this for housing need, disparities in the employment evidence as to the forecast job growth figures, the level of commuting containment in relation to the housing market area is unsound, the potential for future headship rates in younger age groups to change in a different way to that suggested by the DCLG projections, the implications of outward migration from London in the future, exclusion of single under 35-year olds from the affordable housing need assumptions, a need to increase the level of housing supply now in order to meet the proposed annual requirement (Hammonds Estates LLP PS1270).
6.4	Objection: • Although there is broad agreement regarding the methodology for the calculation of affordable housing need, Council should update its evidence to align with the latest population and household projections. Refer to the attachment (Representations to the Chelmsford Local Plan Submission Draft by RPS, paras 4.27-4.28 and 5.25-5.26 and 6.3) (Taylor Wimpey PS1160). Other comment/s: • There needs to be more smaller family homes and bedsits with shared facilities provided. Too often affordable homes are sacrificed due to viability issues.
6.5	Objection: • Full OAN should be higher to take account of uncertainty regarding the level of employment growth that CCC is planning for and the implications of this for housing need, disparities in the employment evidence as to the forecast job growth figures, the level of commuting containment in relation to the housing

Section/Para/ Policy	Summary of responses
	market area is unsound, the potential for future headship rates in younger age groups to change in a different way to that suggested by the DCLG projections, the implications of outward migration from London in the future, exclusion of single under 35-year olds from the affordable housing need assumptions, a need to increase the level of housing supply now in order to meet the proposed annual requirement (Hammonds Estates LLP PS1271). Modification/s requested: • New government standard methodology should be being used (Taylor Wimpey PS1162).
6.6	Objection: • Consideration should be given to accommodating unmet housing need from London, which should be evidenced and quantified. Refer to para 3.18 and 4.29-4.30 of the attachment (Representations to the Chelmsford Local Plan Submission Draft) by RPS (Taylor Wimpey PS1163). Support: • The commitment to keep new housing numbers under review and to have regard to the Duty to Co-operate is supported (Uttlesford District Council PS991) • Supports OAHN consideration of GLA population projections and migration and the 20% uplift (Greater London Authority PS1881).
6.7	Modification/s requested: • New government standard methodology should be being used (Taylor Wimpey PS1164).
6.8	Modification/s requested: • New government standard methodology should be being used (Redrow Homes PS1925, Hammonds Estates LLP PS1272) • Needs to be amended so as to reflect a more realistic assessment of housing need over the plan period 6-10 and 11-15 years, housing supply over the plan period 6-10; and 11-15 years supply as given in section 3 of the attachment (Representations to the Chelmsford Local Plan Submission Draft by RPS) (Taylor Wimpey PS1165).
6.9	Modification/s requested: • New government standard methodology should be being used (Taylor Wimpey PS1166).
6.10	Objection: • Figures are not based on OAHN. Modification/s requested: • New government standard methodology should be being used (see appendix 7 of attachment to rep) (Taylor Wimpey PS1167).
6.11	Objection: • Council have not correctly assessed the true housing needs of the Borough (see appendix 7 of attachment to rep) (Taylor Wimpey PS1168).

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6.12, 6.13, 6.14	Objection: • Council have not correctly assessed the true housing needs of the Borough (see appendix 7 of attachment to rep) (Taylor Wimpey PS1169, PS1170, PS1171).
6.15	Objection: • The Council has included a number of sites within the Housing Trajectory with the delivery period 2013 – 2036. Delivery dates have not been consistently provided, and there is only a vague indication of first completions. This casts doubt over reliability. There is inconsistency between the IDP and the Local Plan regards Site 2. Based on national data and local evidence in Chelmsford the housing trajectory considered to be overly optimistic (Refer to Appendix 6 of the Representations to the Chelmsford Local Plan Submission Draft by RPS) (Taylor Wimpey PS1173).
6.16	Modification/s requested: • New government standard methodology should be being used (Taylor Wimpey PS1174).
6.28	Objection: • Concern over the suitability and deliverability of a number of the key strategic sites, which will not come forward in the timescales envisaged by the council (Hammonds Estates LLP PS1273) • Insufficient development and choice of new homes in a range of locations (Hammonds Estates LLP PS1273) • Failure to deliver is further evidenced by the historic under-performance of Beaulieu Park, and continuing uncertainty over the delivery of key infrastructure such as Beaulieu station and the North East Chelmsford Bypass (Hammonds Estates LLP PS1273) • Strategy places substantial over-reliance on development at one geographical location, delivered by one developer (Hammonds Estates LLP PS1273) • South Woodham Ferrers is not suitable for major development due to its poor sustainable transport links (Hammonds Estates LLP PS1273) • Focusing significant, strategic growth at Great Leighs and Broomfield (lower tier settlements, with limited facilities), is not justified nor compliant with national policy regarding sustainable development (Hammonds Estates LLP PS1273). Support: • Strategy rightly concentrates development as increments to existing towns, cities and Key Service Settlements. This ensures adequate infrastructure while minimising the impact on rural areas (Little Baddow Parish Council PS34). Other comment/s: • Galleywood Road site, Great Baddow should be allocated for development (Taylor Wimpey PS1180).
Strategic Policy S9 The Spatial Strategy	Objection: • Concern on housing number, strategy chosen and locations for growth. Alternative growth approaches have not been given adequate consideration (North West Parishes Group PS1018, PS1813)

Section/Para/ Policy	Summary of responses
	• Excessive development to the north around Little Waltham (Little Waltham Parish Council PS1844) • Spatial Strategy places an over-reliance on delivering development at North East Chelmsford (Hammonds Estates LLP PS1298, North West Parishes Group PS1832) • Over reliant on large strategic sites that are not likely to be delivering on a significant scale until well in to the Plan period (Bovis Homes PS2038) • Greater levels of growth should be directed towards the Key Service Centres and Service settlements (Gladman Development PS1630) • Concerns regarding the deliverability of the scale of development allocated for the Chelmsford urban area (Gladman Development PS1630) • No justification for the phasing of allocations within the plan (Gladman Development PS1630) • Object to the use of development boundaries as they are too restrictive and do not allow flexibility should there be a need to deliver additional housing (Gladman Development PS1630) • A Green Belt Review should be undertaken (Bovis Homes PS2038, PS2039, Taylor Wimpey PS1177, North West Parishes Group PS1832) • Key Service Settlements and Service Settlements in the Green Belt are sustainable locations and require new development to support schools and services • Strategy does not protect areas of landscape value (North West Parishes Group PS1832) • Concern for the potential for untimely delivery of necessary infrastructure (North West Parishes Group PS1832) • The approach to 'Infrastructure led growth sites' (e.g. North East Chelmsford) is not carried through to the towns and villages which are therefore disadvantaged • Policy should be amended to make specific allocation of small sites within rural settlements • A strategy which includes some small/medium sized sites would ensure more responsive delivery • Hamlets should be recognised in the spatial strategy and the exclusion of these settlements from the settlement hierarchy is unjustified and ineffective (CJH Farming PS1851) • Object to allocations SGS2 and EC2 being included within Central and Urban Chelmsford Growth Area as Writtle is not part of Chelmsford • Needs of elderly residents will not be met • Allocation of greenfield sites – will have negative impacts on mitigating climate change, flood risk, biodiversity, public access to the countryside and sustainable travel modes • Most of the proposed greenfield allocations are on high grade agricultural land • A blanket protection of employment land is not consistent with National Policy (Legal & General PS1899) • Provision of new business employment floorspace is insufficient to deliver targets and allocations not flexible (Aquila Developments Ltd PS511) • Number and distribution of Travelling Showpeople Plots should be reassessed in the light of further evidence to be provided by the Council. Support: • Supports the proposed settlement strategy which seeks to locate development

Section/Para/ Policy	Summary of responses
	in the most sustainable locations (Braintree District Council PS1526) • Identification and use of settlement hierarchy is supported. This will direct the greatest number of dwellings to the largest settlements having the greatest number of facilities, services, employment opportunities and public transport links. There will also be a modest level of growth directed to smaller settlements, ensuring these communities are supported, and assisting in sustaining their vitality (Hopkins Homes PS1858) • Support Broomfield as a Key Service Settlement (Cliffords Ltd PS1941) • Supports the allocation SGS2 at West Chelmsford (Crest Strategic Projects Ltd PS1550) • Support proportion of homes allocated in Great Leighs (Bellway Homes PS1876) • Support the spatial strategy on the implications on the highway network - Plan is compatible with sustainable movement objectives (ECC PS982) Modification/s requested: • Amend second last paragraph of policy to remove reference to phasing - no justification linked to arbitrary criteria of 'identified need' • Additional wording: 'Previously developed land within the Green Belt, located in sustainable locations, redeveloped in accordance with the NPPF, is expected to be a reliable source of housing and employment supply during the period of the Local Plan.' (Rosehart Properties Ltd PS1256 & Campden Hill Limited PS1293) • Policy and paragraph 6.37 strengthened through additional text emphasising the need to ensure that sites delivering new housing within Chelmsford City Council should maximise densities wherever possible taking into account site context and surroundings • Final sentence in the penultimate paragraph of policy amended to: 'Strategic Growth Sites will be delivered in accordance with master plans to be approved by the Council. Master plans can be agreed as part of the planning application process.' • Policy should explicitly recognise the important role that schools play within Service Settlements and should be more permissive of the principle of improvements and expansions to those schools (Scott Properties PS1725) • Amend fourth paragraph to: 'There will also be opportunities for small scale rural exception sites providing affordable homes or specialist age restricted accommodation, to meet identified local needs in locations where there are policies of constraint.' (Scott Properties PS1725). • Add the following to the end of second paragraph: 'In the event that a neighbourhood plan for a particular area is not brought into force within 18 months of the adoption of the Local Plan, planning applications for proposals consistent with the Local Plan will be considered against the relevant housing target for that particular settlement/growth location' (Hill PS1936) • Amend second paragraph in Policy to: In addition, at any of the Settlement categories, new growth sites which are in (delete: accordance) general conformity with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans (Bovis Homes Ltd PS2039) • Policy should state that windfall homes are in addition to the 100 proposed at Danbury (Hill PS1936) • On Location/Site 1 the 11,500sqm employment space should state 'Previously developed sites and accessible site in Chelmsford Urban Area' (Lloyds Bank SF Nominees Ltd PS1980).

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	Other comment/s: • Hammonds Farm should continue not to be included for development (Petition from approximately 640 people PS580) • Hammonds Farm should be included as a site for future development (Hammonds Farm Estates LLP PS1273, North West Parishes Group PS1809, PS1832, Little Waltham Parish Council PS1844, Petition from approximately 1300 people PS1680) • Boreham, Rettendon, Howe Green should have more development (North West Parishes Group PS1809, Little Waltham Parish Council PS1844) • Former EC3 (Broomfield Place) is still deliverable although discussions with ECC education have stalled. Location is sustainable and accessible and does not rely on other large scale infrastructure projects (ECC PS1709, Persimmon Homes PS1110, PS1101) • Land at Rembrandt House, Broomfield should also be allocated as a small site to complement Site 6 (Ms Shyy Sachdev PS1200) • The land south of Great Leighs (17SLAA21, 22, 23, 24 and 26) bring forward sustainable development which meets the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy. The land is available and the development deliverable and a better alternative to site 5a (Tritton Family Trust PS1713) • The site at West Tey (Braintree District) could better fulfil the requirements of the region than developing at Great Leighs (Gateway 120, Cirrus Land LLP, and L & Q Homes PS1894, PS1884) • Land at Lilley Farm and Chase Side Industrial Estate should be included within the site allocation 5a (James Revell PS1657) • Development at Land south of Brooklands, Broomfield would constitute sustainable development – should be allocated (Stonebond Properties PS1706, PS1708) • Site north of Peartree Lane, Bicknacre is a sustainable – should be allocated (Mr N Halls PS1623, PS1624) • Former Industrial Site, Rignals Lane, Galleywood (eastern part) should be allocated for residential development (Boxford Suffolk Holdings Ltd PS1805) • Land to the west of Farrow Road, Widford is a sustainable site and should be allocated (Eastern Approaches Investments Ltd PS1863) • Largely consistent with National policy. Would like to express caution about the inclusion of 1,400 dwellings from “windfalls” from 2021-2036. Support the delayed “start” of this contribution from 2021 but the actual completions from this supply to be closely monitored (Redrow Home PS1951) • Site 5a is not justified for inclusion, land to the north of Boreham Road and Tritton Land, Great Leighs would bring forward homes in Great Leighs (Bellway Homes PS1876, PS1877) • Land North of Main Road, Margaretting is suitable for development and should be allocated (The Russell Family PS1385) • Allocate Five Tree Works, Great Baddow as a new 'Opportunity Site' - OS1c. It could provide housing and employment on previously developed land (Campden Hill Limited PS1300) • BAE Systems and Rosehart Properties would like to bring forward a comprehensive proposal to provide new employment floorspace at the BAE Site (Rosehart Properties Ltd PS1256) • Land North East of 148 The Street, Little Waltham would facilitate the provision of significant additional affordable housing (Mr Paul Hopkins PS1692)

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	• Land south east of the Yard, Old Bell Lane and Land east of the Willows, Hanningfield Rd, Rettendon Common should be allocated for development (Carter Jones PS1771) • More development should be allocated to Galleywood (Boxford (Suffolk) Holdings Ltd PS1806) • The site at Farrow Road, Widford would provide a further 1.6ha of developable employment space (Eastern Approaches Investments Ltd PS1864) • More allocations should be included such as land at Larmar Engineering, Margaretting (Lamar Engineering PS1970) • Land at Bilton Road Industrial Estate could make a significant contribution to meeting local housing needs and should be allocated as such (Legal & General PS1899) • Land to the west of Seven Ash Green (CFS143) should not be part of the Green Wedge and should be included as a housing allocation (New Hall Properties (Eastern) Ltd PS2073) • Student Housing should be included at Rivermead Industrial Estate (Opportunity Site OS1a) (Mr Michael Kirkham PS1974) • Land at Saxon Way should be allocated to assist in the delivery of smaller sites (Cliffords Ltd PS1937, PS1941) • Galleywood Road site, Great Baddow should be allocated for housing given the very special circumstances which existing for the site (Taylor Wimpey PS1168, PS1178) • Land at Little Boyton Hall, Boyton Cross (Rural Employment Area) and land at Ash Tree Farm should be allocated for development (CJH Farming PS1851) • 'Garden Village Phase 2' at St Luke's Park will ensure the delivery of more new homes that Chelmsford and its residents need (Countryside Properties PS1915) • Land at Generals Farm, Boreham should be allocated for B1 floorspace (Aquila Developments Ltd PS511) • Land at City Park West, phase 3 is a sustainable location and should be included (Genesis Housing Association PS2030) • Land north and east of Rettendon Place should be more thoroughly assessed and included as an allocation (Croudace Homes PS1107) • Land to the West of Chelmsford and South of Writtle should be included as a site allocation (Bovis Homes Ltd PS2039) • Land north of Mill Road, North End should be included for housing development (Mrs Claire Benbrook PS2022, PS2023) • Land at Newells should be included for development as an exception to Green Belt policy (Mr J Hart & Mr G Moss PS1115) • Land SE of the Lion Inn, Boreham should not be within a Green Corridor and should be included for development (Cogent Land PS2049, PS2050, PS2051) • Development closer to the A12 and east of Chelmsford should be considered
Figure 8: Key Diagram	Modification/s requested: • Show full scale and extent of the North East Chelmsford allocation to the east of CNE bypass (The North East Chelmsford Garden Village Consortium PS2056). Other comment/s: • Key Diagram fails to show the full extent of the North East Chelmsford allocation (The North East Chelmsford Garden Village Consortium PS2056).

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6.30	Modification/s requested: • Amend second sentence to 'It does this through making the best use of previously developed land within Chelmsford Urban Area' (Crest Strategic Projects Ltd PS1550).
6.31	Objection: • Concerned about the loss of higher grade agricultural land (North West Parishes Group PS1828). Modification/s requested: • A Green Belt review should take place (North West Parishes Group PS1828).
6.32	Objection: • Spatial Strategy establishes the settlement hierarchy considering the city of Chelmsford and town of South Woodham Ferrers to be the most sustainable locations. However, South Woodham Ferrers is not suitable for major development due to its poor sustainable transport links (Hammonds Estates LLP PS1274) • Focusing significant, strategic growth at Great Leighs and Broomfield (lower tier settlements, with limited facilities), is not justified nor compliant with national policy regarding sustainable development (Hammonds Estates LLP PS1274).
6.33	Objection: • Strategy to deliver growth across all Key Service Settlements is not consistent. Council has not considered how a more balanced approach to meeting the proposed housing need can be progressed which would also represent the best example of sustainable development (Cogent Land PS2049) • Undue constraint being placed on small settlements (Granville Developments PS1605).
6.34	Objection: • Spatial Strategy establishes the settlement hierarchy considering the city of Chelmsford and town of South Woodham Ferrers to be the most sustainable locations. However, South Woodham Ferrers is not suitable for major development due to its poor sustainable transport links (Hammonds Estates LLP PS1275) • Focusing significant, strategic growth at Great Leighs and Broomfield (lower tier settlements, with limited facilities), is not justified nor compliant with national policy regarding sustainable development (Hammonds Estates LLP PS1275). Modification/s requested: • Reference to small settlements is notable by its absence. All settlements can contribute to sustainable development, and this should be recognised in the text (Granville Developments PS106).
6.35	Modification/s requested: • Land at Bell Court, Rettendon Common should be included in the Defined Settlement Boundary (Mr D Bishop PS1481).

Section/Para/ Policy	Summary of responses
6.37	Objection: • Strategy overly relies on the redevelopment of brownfield sites in the urban area. Can be difficult to bring forward. Concern raised on highway connectivity (see appendix 4 - Transport Representation), site assembly, marketability, and the loss of car parking which may need to be replaced (Hammonds Estates LLP PS1276) • Strategic Growth Site 1a - Chelmer Waterside - is reliant on third party defences that do not remove the housing from the flood risk area (Hammonds Estates LLP PS1276) • No specific proposals for additional school places and healthcare capacity in the urban area as identified by the IDP (Hammonds Estates LLP PS1276) • Plan is unsound and inappropriate as pursuing significant levels of development without planning for the required infrastructure to be in place as required by Policies S11 and S12 (Hammonds Estates LLP PS1276) • Number of sites were previously identified or part identified in the Chelmsford Town Centre Area Action Plan and will be reallocated. The AAP was adopted in 2008, given the length of time that has elapsed since these sites were allocated question how deliverable these sites are. Reallocation of these sites is not in accordance with the government's stated draft policy to ensure that housing developments are implemented in a timely manner (Hammonds Estates LLP PS1276). Support: • Recognition of Chelmsford as an important centre for leisure and cultural facilities is welcomed (Theatres Trust PS998). Modification/s requested: • Policy and paragraph 6.37 strengthened through additional text emphasising the need to ensure that sites delivering new housing within Chelmsford City Council should maximise densities wherever possible taking into account site context and surroundings. Other comment/s: • Additional development should be allocated on sustainable, deliverable greenfield land at Hammonds Farm (Hammonds Estates LLP PS1276).
6.40	Objection: • Strategy places an over-reliance on delivering development at SGS4 (Hammonds Estates LLP PS1277) • Placing so much development in SGS4 limits choice for home buyers and renters (Hammonds Estates LLP PS1277) • SGS4 has various landowners, complex negotiations both within and outside the consortium, poses significant risk to delivery of the site in the timescales suggested. There is no evidence of a collaborative agreement. Difficult to deliver and are often delayed due to landowner disputes and lack of agreement (Hammonds Estates LLP PS1277) • SGS4 would comprise an extension to Beaulieu Park and Channels, neither of which have yet delivered either significant levels of housing or the infrastructure required to support it (Hammonds Estates LLP PS1277) • SGS4 is located within a mineral safeguarding area and includes consented minerals sites that are active. Parts of the site have not yet been worked or restored. No planning application to rephase minerals extraction has been

Section/Para/ Policy	Summary of responses
	submitted (Hammonds Estates LLP PS1277) • Development of SGS4 is reliant on proposed upgrades to junction 19 of the A12. No planning application submitted for these works. Any delays to delivery of these junction improvements will impact on the ability of site to be delivered (Hammonds Estates LLP PS1277) • The scale of infrastructure to be provided at SGS4 is considerable and is reliant, in part, on providing links to development to the south at Beaulieu Park and Channels, which is still at an early stage of construction and is likely to continue throughout much of the local plan period. Providing good accessibility to the site is therefore enormously difficult. The provision of the CNEB has unresolved issues (Hammonds Estates LLP PS1277) • Reliance on the delivery of Beaulieu station to provide sustainable transport options for residents - current funding gap - funding is expected to come through the development of sites although only SGS4 is required to contribute to the plan. No certainty provided in the plan that the station will be delivered (Hammonds Estates LLP PS1277) • No archaeological information has been submitted to support SGS4 (Hammonds Estates LLP PS1277) • The landscape capacity for the SGS4 area of search has been overestimated (Hammonds Estates LLP PS1277) • Channels golf course is proposed for development removing valuable open space (Hammonds Estates LLP PS1277). Other comment/s: • Development at Hammonds Farm would remove the uncertainties set out in PS1277 above (Hammonds Estates LLP PS1277).
6.41	Objection: • Suggested improvements in infrastructure are unlikely to be delivered before population increase leads to more frequent severe congestion and traffic gridlock. If infrastructure cannot be funded and built in time, the quantity of new housing should be greatly reduced. It is unrealistic sufficient numbers of people will choose sustainable modes of transport. Other comment/s: • Concern for delivery of CNEB and the impact on the strategic site allocations. Essex Highways PO Addendum only includes the delivery of a partial scheme for the CNEB. Concern for the achievable level of growth in NE Chelmsford depending on the delivery of the CNEB (North West Parishes Group PS1829).
6.42	Support: • Supports the rationale for growth in this area (Croudace Homes PS1108). Other comment/s: • Rationale could apply equally to a new growth allocation at Rettendon Place, on land to the north and east of Rettendon Place (Croudace Homes PS1108).
Strategic Policy S10 Delivering Economic Growth	Objection: • Methodology for inclusion of Rural Employment Areas is weak and excludes sites. There should be greater flexibility for Rural Employment Areas such as Whitbreads Business Centre, Old Park Farm and land north of Brooklands (Strutt & Parker Farms Ltd PS1880, PS1860, Miscoe Enterprises PS1921).

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	Support: • Consistent with the NPPF with a flexible response to the market (Redrow Homes PS1952). Modification/s requested: • The principle of using previously developed (brownfield) land is welcomed but to be fully compliant with the NPPF there should be a reference to brownfield land not of high environmental value (Natural England PS2088) • Policy could be enhanced for green infrastructure to contribute towards a multifunctional network of green infrastructure, enhance biodiversity, help wildlife adapt to climate change and contribute to protecting and enhancing water bodies (Environment Agency PS607) • Reasoned Justification to include further suggested wording relating to flood risk management (Environment Agency PS607) • Refer to the employment opportunities within the new Garden Community. Promote economic development and the future needs of businesses more (The North East Chelmsford Garden Village Consortium PS2057). Other comment/s: • Land west of Farrow Road, Widford should be considered within the existing employment area designation at Widford Industrial Estate (Eastern Approaches Investments Ltd PS1865) • Support the policy but consider the boundaries of SPA6 limit opportunities for expansion (Writtle University College PS1773) • Supportive of Little Boyton Hall as a Rural Employment Area, however boundaries have been drawn too tightly around existing buildings (CJH Farming PS1852) • Propose the removal of land at Hill Farm, Essex Regiment Way from the Green Wedge, and the formal designation of the land, and the adjacent Old Coal Yard Rural Business Centre as a Rural Employment Area (Hill Farm Chelmsford Ltd PS1926, PS1935).
Strategic Policy S11 Infrastructure Requirements	Objection: • CNEB will have limited capacity and encourage rat-running. Many roads will not be able to accommodate bus/cycle lanes and there is no guarantee that people will switch to walking/cycling. Current methods to promote public transport (e.g. free bus passes with property) are not successful in the long term (Little Waltham Parish Council PS1841) • Mitigation options have not yet been tested on the A130 or A132 arising from the proposed growth. Impact on roads through Wickford must be fully mitigated (Basildon Borough Council PS586) • Policy nor the supporting text identifies, references or secures the conservation or enhancement of heritage assets and their settings (Natural England PS1745) • Small sites do not comply with S11 as they do not contribute towards the infrastructure listed (Hammonds Estates LLP PS1278) • Concern for habitats of badgers, deer, bats, rabbits, muntjacs if relief road around Broomfield Hospital is developed • Proposed infrastructure does not support level of development • CNEB will not be delivered until after 2036 • Public transport provision should be a higher priority.

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	Support: • The policy is welcomed in that it includes sport, leisure and recreational facilities in the list of key infrastructure needed to support new development (Sport England PS519) • Support improvements to the A130 especially at the Fairglen Interchange with the A127/A1245 (Castle Point Borough Council PS669) • Supports and welcomes the inclusion of cultural facilities as necessary infrastructure (Theatres Trust PS999) • Supportive that new development must be supported by the provision of infrastructure (including water recycling infrastructure) to serves its needs (Anglian Water Services Ltd PS1232) • Support the commitment to the provision of infrastructure. Notes that contributions from developments in Chelmsford City may be required to support schemes in Braintree if this is where the impact is assessed to be. Very supportive of improvements to ensure a joined-up network of footpaths, cycle ways and bridleways and on the provision of public transport routes (Braintree District Council PS1527) • Policy supported (Education & Skills Funding Agency PS1886, Police, Fire & Crime Commissioner for Essex PS1687) Modification/s requested: • Amend 9th bullet point under Transport and Highways to remove the wording "as early as possible" and replace with "in tandem with the delivery of the development" (Countryside Properties (UK) Ltd PS1223) • Amend 10th bullet point to remove the specific reference to a bridge in favour of a comment to deal with the provision of safe and convenient crossing points to the B1012 (Countryside Properties (UK) Ltd PS1223) • Further detail in relation to the improvements of the Fairglen Interchange have now been published by ECC the supporting evidence base should highlight this (Castle Point Borough Council PS669) • Include reference to the historic environment to ensure there is a clear strategy for the conservation of the historic environment (Historic England PS1745) • Suggest including reference to CIL regulations 122(2) (Police, Fire & Crime Commissioner for Essex PS1687) • Amend to secure contributions towards measures identified in RAMS (Natural England PS2080). Other comment/s: • Concern for lack of infrastructure. Suggest NE bypass needs to be dual carriageway; a greater orbital road joining A12/A414 should be considered; A12/A130 junction needs to be replaced; reduce impact on increased use of B1008; a monorail; study of how to ease congestion; improve train service; adopt a clear policy on no building on any floodplain (Essex Business Group PS462) • It is important that all sites are well connected to public transport. Supporting text recognises that planned growth allocated in LP will provide the opportunity to address future transport infrastructure needs (Highways England PS676) • Need to keep under consideration the impacts of the growth and infrastructure on neighbouring authority areas, including Rochford and continue to work closely with neighbouring authorities (Rochford District Council PS1154) • Consider extending some of the Mayor's strategic transport policy objectives

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	to the district including the promotion of Healthy Streets, rebalancing the transport system towards walking, cycling and public transport, improving air quality and reducing road danger (Transport for London PS1560) • Connectivity to the new Beaulieu Park rail station should be designed in such a way that it provides good access for Maldon District residents, businesses and visitors. A circuitous route to the station from the A12 should be avoided (Maldon District Council PS1567) • These infrastructure requirements, when set alongside the other requirements in the plan, must not jeopardise the delivery of the local plan in terms of viability (Gladman Developments Ltd PS1631) • General support but wording is not robust enough to reflect the need for this infrastructure to support the development in the Plan. Policy should be more strongly worded. New access road in Broomfield is imperative. Plan does not refer to Crossrail which will influence and improve accessibility in the plan period (North West Parishes Group PS1830) • Reservations as to whether the extent of infrastructure required to support the level and location of growth envisaged by this Plan can be achieved in the Plan period (North West Parishes Group PS1816) • Consider development at Hammonds Farm, Rettendon, Howe Green and Boreham • Unclear exactly how roads will be improved, no detail • A12 widening should be a priority • Funding for CNEB should be secured before development can go ahead • Comments made to this section in relation to other sites or policies have been summarised in the relevant section of this report • Policy also refers to 'Natural Infrastructure', which is open to possible misinterpretation (The North East Chelmsford Garden Village Consortium PS2058).
6.53	Objection: • Existing infrastructure, particularly transport, education and health, has capacity issues and considerable investment is required to ensure that appropriate infrastructure is provided to meet plan needs. Given the potential issues associated with delivering the required infrastructure, the strategy is not sound. In contrast Hammonds Farm can deliver the infrastructure it requires, and would benefit Chelmsford and surrounding villages (Hammonds Farm Estates LLP PS1279).
6.57	Objection: • Landowners have not been consulted on the updated safeguarded route for the CNEB (Tritton Family Partnership LLP PS2011) • Development of North East Chelmsford is reliant on proposed upgrades to junction 19 of the A12. No planning application submitted for these works. Any delays to delivery of these junction improvements will impact on the ability of North East Chelmsford to be delivered (Hammonds Estates LLP PS1280) • The scale of infrastructure to be provided is considerable and is reliant, in part, on providing links to development to the south at Beaulieu Park and Channels, which is still at an early stage of construction and is likely to continue throughout much of the local plan period. Providing good accessibility to the site is therefore enormously difficult (Hammonds Estates LLP PS1280) • The delivery of North East Chelmsford is partially dependent on delivery of the northern section of the CNEB, which has unresolved delivery issues

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	(Hammonds Estates LLP PS1280) • Reliance on the delivery of Beaulieu station to provide sustainable transport options for residents, especially in North East Chelmsford, but no certainty provided in the plan that the station will be delivered (Hammonds Estates LLP PS1280). Modification/s requested: • Move content into Policy (The North East Chelmsford Garden Village Consortium PS2058).
6.60	Objection: • Reliance on the delivery of Beaulieu station to provide sustainable transport options for residents - current funding gap - funding is expected to come through the development of sites although only North East Chelmsford is required to contribute to the plan. No certainty provided in the plan that the station will be delivered (Hammonds Estates LLP PS1281).
6.62	Objection: • Landowners have not been consulted on the updated safeguarded route for the CNEB (Tritton Family Partnership LLP PS2013) • Development of North East Chelmsford is reliant on proposed upgrades to junction 19 of the A12. No planning application submitted for these works. Any delays to delivery of these junction improvements will impact on the ability of North East Chelmsford to be delivered (Hammonds Estates LLP PS1283) • The scale of infrastructure to be provided is considerable and is reliant, in part, on providing links to development to the south at Beaulieu Park and Channels, which is still at an early stage of construction and is likely to continue throughout much of the local plan period. Providing good accessibility to the site is therefore enormously difficult (Hammonds Estates LLP PS1283) • The delivery of North East Chelmsford is partially dependent on delivery of the northern section of the CNEB, which has unresolved delivery issues (Hammonds Estates LLP PS1283).
6.63	Objection: • Landowners have not been consulted on the updated safeguarded route for the CNEB (Tritton Family Partnership LLP PS2014). Support: • Supportive of additional Park & Rides. Other comment/s: • The widening of the A120 beyond Galleys Corner should be a priority over the CNEB.
6.65	Modification/s requested: • Amend to clarify the role of the Chelmsford City Growth Package as part of the `Strategic Zonal Focus' in Table 2 in delivering short term measures by March 2021 (ECC PS969).
Strategic Policy S12 Securing	Objection: • Extremely unlikely that the major infrastructure, especially roads, will be in place before or towards the end of the proposed major developments,

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Infrastructure and Impact Mitigation	therefore would be contrary to this policy (Chignal Parish Council PS1836) • Existing infrastructure, particularly transport, education and health, has capacity issues and considerable investment is required to ensure that appropriate infrastructure is provided to meet plan needs. There are issues associated with delivering the required infrastructure (Hammonds Estates LLP PS1284) • Public transport services and mitigation measure to prevent harm to biodiversity must be in place before occupation • Mitigation will have to be negotiated with developers for each development site, and it is likely that developers will claim that such mitigation will make the development unviable. Support: • Supportive of Policy as it states that planning permission will only be granted if it can be demonstrated that there is, or the development will deliver sufficient infrastructure capacity for the proposed development (Anglian Water PS1233) • Support the ability to phase the provision of infrastructure (Gladman Developments PS1632) • Supports the recognition given to IDP and CIL in the consideration of securing appropriate developer contributions and/or infrastructure (Redrow Homes PS1954). Modification/s requested: • Include the exceptions text from the ECC 'standard policy' `Exceptions to this policy will only be considered whereby; It is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm. A fully transparent open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of developer profit and land owner receipt necessary for the development to proceed.' (ECC PS971) • Amend policy to include: 'to ensure new development does not have an adverse effect on any European protected sites, new development post 2024 will not be given planning permission unless the required capacity is available at South Woodham Ferrers and Great Leighs waste water treatment works, including any associated sewer connections**.**' (Natural England PS2089). Other comment/s: • It is vital the Council properly considers the financial viability of schemes on a case by case basis in line with paragraphs 173-174 of the NPPF (Gladman Developments PS1632) • Policy contains potentially different and conflicting interpretations regarding site-specific requirements (The North East Chelmsford Garden Village Consortium PS2058).
6.67	Modification/s requested: • Include Public Rights of Way as they are an element of infrastructure which should be included within any new development (Essex Bridleways Association PS860).
6.69	Modification/s requested: • Remove exceptions text from paragraph 6.69 and place in Policy (ECC PS971).

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6.72, 6.73, 6.74	Modification/s requested: • Move content into Policy (The North East Chelmsford Garden Village Consortium PS2059).
Strategic Policy S13 The Role of the Countryside	Objection: • Refers to landscapes that are locally recognised and valued for their intrinsic character and beauty. Only valued landscapes should be protected and enhanced (Gladman Developments PS1633) • Not wholly consistent with National policy, insofar as "inappropriate development" is referred to in Green Belt terms (within the NPPF) where this policy appears to apply it to other areas of countryside (Redrow Homes PS1955). Modification/s requested: • River Can Green Wedge should be extended upstream (North West Parishes Group PS1831) • Sites should only be allocated as Green Wedge where it can be evidenced that they positively contribute to the Green Wedge and fully comply with the Green Wedges and Green Corridors Report. Hill Farm, Essex Regiment Way should be removed (Hill Farm Chelmsford Ltd PS1930). Other comment/s: • A Green Belt review should take place (North West Parishes Group PS1831) • There is no boundary to prevent further development to Strategic Growth Site 2 in the future (North West Parishes Group PS1831) • Retaining the Green Belt and creating a series of Green Wedges and Green Corridors has narrowed the potential development areas in the plan (North West Parishes Group PS1831)
Strategic Policy S14 Role of City, Town and Neighbourhood Centres	Support: • The role of Chelmsford as a focus for arts and culture, and for new facilities to be directed there, is supported (Theatres Trust PS1000) Modification/s requested: • Consider that an impact threshold for new retail development in out of centre locations of 500sqm is set across the district. This is in accordance with the evidence base (Sainsbury's Supermarkets Ltd PS644) • Add 'and accessible locations well connected to these centres' to last sentence of first paragraph (Lloyds Bank SF Nominees Ltd PS1981).
Strategic Policy S15 Monitoring and Review	Modification/s requested: • Wording needs to be clear, easily understandable and effective by setting achievable targets for the completion of the review. The policy should also include consequences for failing to meet the target dates (Gladman Developments Ltd PS1634). Other comment/s: • Endorses an early review of the Plan and would welcome the Council's commitment to undertake a comprehensive review of its Green Belt boundaries to accommodate its longer-term development needs (Countryside Properties (UK) Ltd PS1912).

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6.89	Modification/s requested: • Amend to read 'The Council will review the Local Plan every five years. On the basis that it takes around four years to complete this process, a formal review will commence one year after adoption of the Local Plan. This is envisaged to be in 2020.' (Croudace Homes PS1109).
7. WHERE WILL DEVELOPMENT GROWTH BE FOCUSED?	
7.5	Modification/s requested: • Ensure reference is made to the setting of Conservation Areas where appropriate (Historic England PS1746). Other comment/s: • Minor changes on specific sites recommended to reflect national legislation. Difficult to find site maps now they have been removed. (Historic England PS1746).
7.8	Other comment/s: • Shire Hall plays a strategic role in the city centre and has very strong significance for all local residents. Its omission from the Local Plan Policies is not justified. Shire Hall should be a Growth Site (Chelmsford Civic Society PS1331).
GROWTH AREA 1 – CENTRAL AND URBAN CHELMSFORD	
7.10	Objection: • Strategy overly relies on the redevelopment of brownfield sites in the urban area. They can be difficult to bring forward; concern raised on highway connectivity, site assembly, marketability and the loss of car parking (Hammonds Estates LLP PS1285) • No specific proposals for additional school places and healthcare capacity in the urban area (Hammonds Estates LLP PS1285) • Plan is unsound and inappropriate as pursuing significant levels of development without planning for the required infrastructure to be in place as required by Policies S11 and S12 (Hammonds Estates LLP PS1285) • Reallocation of TCAAP sites is not in accordance with the Government's stated draft policy to ensure that housing developments are implemented in a timely manner (Hammonds Estates LLP PS1285) • Additional development should be allocated on sustainable, deliverable greenfield land at Hammonds Farm (Hammonds Estates LLP PS1285) • Designation of a site within an employment area does not provide flexibility to adapt to change. Modification/s requested: • Land at Bilton Road Industrial Estate could contribute towards meeting housing needs and should be identified for housing.
7.11	Other comment/s: • Support identification of development in East Chelmsford given the constraints placed on developing Green Belt or Green Wedge land to the south and west (Redrow Homes PS1933) • Sites at West Chelmsford, Great Leighs, Broomfield and North of South Woodham Ferrers do not fully meet the spatial principles. Each site has site suitability and constraints issues that affect the ability to deliver the quantum of

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	development proposed in the plan period. In each case there are significant issues associated with delivering essential infrastructure that is required to support these allocations (Hammonds Estates LLP PS1286).
Figure 9: Growth Area 1 – Central and Urban Chelmsford	Objection: • Already many empty buildings which could be used • Plan's language is not accessible and it is too long. Support: • Council's approach of identifying and allocating small sites in the central area is sound (Montagu Evans PS1686).
LOCATION 1 – CHELMSFORD URBAN AREA	
Strategic Growth Site 1a Chelmer Waterside	Objection: • Failure to match plans for strategic growth with the intention to provide facilities to meet City status and capital of Essex position – particularly the absence of modern arts and culture venues (Chelmsford Civic Society PS1329) • Development should maintain the same level of car parking, loss of parking inconsistent with NPPF, and car clubs are not a viable alternative • Site is reliant on third party defences that do not remove the housing from the flood risk area (Hammonds Estates PS1285, PS1276). Modification/s requested: • Policy or the Reasoned Justification should contain the need for flood risk mitigation (Environment Agency PS611) • Change text to: ' … conserve or enhance the setting…' to better reflect national legislation (Historic England PS1747) • Clarify when the archaeological assessment would be needed – on application? (Historic England PS1747). Other comment/s: • Should be greater emphasis on use of Chelmsford's waterways, and a link between the canal and river should be a requirement rather than an aspiration.
7.19	Objection: • Concern about increase in traffic from these developments, a new access road should be built to take pressure off Wharf Road.
Strategic Growth Site 1b Essex Police Headquarters and Sports Ground, New Court Road	Objection: • Clarify the need to protect or replace the sports ground and provide detail about the mitigation options (Sport England PS523) • Development should maintain the same level of car parking, loss of parking inconsistent with NPPF, and car clubs are not a viable alternative • Inadequate infrastructure and transport improvements • Green spaces should not be built on • No access to strategic roads, bus services are inadequate, and trains are at capacity • Site should provide additional parking for nearby rugby and cricket clubs, plus a cricket net facility.

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	Support: • Welcomes safeguarding of land for schools, confirmation of site sizes, anticipated number of FE and cost; and contributions to offsite education provision (Education & Skills Funding Agency PS1887) • Supports identification of land at Essex Police Headquarters as suitable for development, as previously developed land (Police, Fire and Crime Commissioner for Essex PS1689). Modification/s requested: • Amend Policies Map to remove the open space designation for this site. Land is used by Essex Police for training and is not available for public use (Police, Fire and Crime Commissioner for Essex PS1683) • Add a requirement to consider, conserve or where possible enhance the setting of the nearby listed building (Historic England PS1748).
7.30	Objection: • Uncertainty about how much land will be available for development, land will not be completely vacated, the requirement for a school should be removed (Police, Fire and Crime Commissioner for Essex PS1684).
Strategic Growth Site 1c North of Gloucester Avenue (John Shennan)	Objection: • Concern about loss of green space, pressure on roads and services, contamination – the site should be better used for the local community. Support: • Proposal to improve local open space is welcomed, and infrastructure proposals – and therefore the policy approach – are appropriate (Sport England PS525).
7.40	Other comment/s: • The area would be suitable for independent living/supported living facilities – but concerned about air quality, congestion, safety, and contamination.
Strategic Growth Site 1d Former St Peter's College, Fox Crescent	Objection: • Inadequate infrastructure and transport improvements • Green spaces should not be built on • Distance from employment opportunities will increase traffic Support: • Welcomes safeguarding of land for schools, confirmation of site sizes, anticipated number of FE and cost; and contributions to offsite education provision (Education & Skills Funding Agency PS1888). Modification/s requested: • Clarify the need to protect or replace the playing fields and provide detail about the mitigation options (Sport England PS524).
Strategic Growth Site 1e Former Royal Mail	Objection: • There is no need for an early years and childcare nursery, suggest this is replaced with flexible commercial floorspace (Bellway Homes PS1693) • Consider the allocation should be for 200 units (Bellway Homes PS1693).

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Premises, Victoria Road	
Strategic Growth Site 1f Riverside Ice and Leisure Land, Victoria Road	Objection: • Development should maintain the same level of car parking, object to loss of public and private parking, loss of parking is inconsistent with NPPF. Modification/s requested: • Change the wording to: 'Ensure protection and enhancement of the character or appearance of the adjoining conservation area and its setting' (Historic England PS1749).
Strategic Growth Site 1g Civic Centre Land, Fairfield Road	Support: • New development should be compatible with the existing theatre uses, and appropriately located, soundproofed against theatre noise if necessary – to avoid restrictions being put on theatre uses and enable their continued operation and viability (Theatres Trust PS1001). Modification/s requested: • Clarify that financial contributions to primary school provision are required (ECC PS972) • Change wording to: '…character or appearance of the adjoining conservation area and its setting'. Also note the West End Conservation is on the 2017 National Heritage at Risk Register (HAR) (Historic England PS1751).
Strategic Growth Site 1h Eastwood House Car park, Glebe Road	Objection: • A number of elements in the policy are not justified or consistent with NPPF. Housing number should be a minimum; town centre uses to come forward as part of mixed-use development; remove reference to integration of flexible workspace; amend to allow infrastructure to come forward on a site by site basis (Seven Capital Plc PS1775). Modification/s requested: • Clarify that financial contributions to primary school provision are required (ECC PS973) • Change wording to: '…character or appearance of the adjoining conservation area and its setting'. Also note the West End Conservation is on the 2017 National Heritage at Risk Register (HAR) (Historic England PS1752).
Policy GR1 Growth Sites in Chelmsford Urban Area	Objection: • CCC needs to be able to demonstrate that these sites will be able to deliver the amount of development required in the urban area (Gladman Developments PS1635) • Policy GR1 is considered unnecessary since site specific policies should contain adequate detail (Aquila Developments Ltd PS512). Support: • Support the requirement to provide or make contributions to new/enhanced sport, leisure and recreation facilities (Sport England PS521) • No need to reference planning briefs or design codes, could clarify that sites will be brought forward on a site by site basis (RWH Properties PS1405) • Including integration of proportionate work/ employment/ community is unnecessary and onerous. Reference to flexible use units should be omitted,

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	and development mix decided on a site by site basis (RWH Properties PS1849). Modification/s requested: • Change wording to: 'Conserve or enhance character or appearance …' to better reflect statutory legislation (Historic England PS1753). Other comment/s: • Does not appreciate the full extent of suitable available land within Chelmsford Urban Area. It should include Phase 3 of City Park West for new residential development (Genesis Housing Association PS2027).
Growth Site 1i Chelmsford Social Club and private Car Park, 55 Springfield Road	Objection: • No realistic prospect of the site coming forward as a comprehensive scheme (with the Social Club), the boundary of the site needs to be revised including policy details on transportation and accessibility mitigation (Aquila Developments Ltd PS545). Modification/s requested: • NHS England would require mitigation for health from this site allocation (NHS England PS1663).
Growth Site 1j Ashby House Car Parks, New Street	Support: • Support allocation, but suggest 80 new homes should be a minimum, and delivered sooner. Public realm improvements to Brook Street should be through CIL and not S106 (Montagu Evans PS1688). Modification/s requested: • NHS England would require mitigation for health from this site allocation (NHS England PS1664).
Growth Site 1k Rectory Lane Car Park West	Objection: • Insufficient public parking in Chelmsford • Concern about impact on nearby property values, overshadowing, overlooking, noise and disturbance that may be caused • Support recognition of the need for student housing, but this is not the correct site, OS1a would be more suitable. Suggest delete reference to student housing. Modification/s requested: • Change text to '…character or appearance rather than character and appearance' (Historic England PS1754) • NHS England would require mitigation for health from this site allocation (NHS England PS1665). Other comment/s: • Park & Ride does not run early/ late/ frequently enough.
Growth Site 1l Car Park to the West of	Modification/s requested: • Change text to '…character or appearance rather than character and appearance' (Historic England PS1755) • NHS England would require mitigation for health from this site allocation (NHS

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County Hotel, Rainsford Road	England PS1666).
Growth Site 1m Former Chelmsford Electrical and Car Wash, Brook Street	Modification/s requested: • NHS England would require mitigation for health from this site allocation (NHS England PS1668). Other comment/s: • Pleased to see references to setting of Marconi building, Globe House and Marriages Mill; and requirement for development to provide appropriate street frontage (Historic England PS1756).
Growth Site 1n BT Telephone Exchange, Cottage Place	Modification/s requested: • Change text to '…character or appearance rather than character and appearance' (Historic England PS1757) • NHS England would require mitigation for health from this site allocation (NHS England PS1669).
Growth Site 1o Rectory Lane Car Park East	Objection: • Support recognition of the need for student housing, but this is not the correct site, OS1a would be more suitable. Suggest delete reference to student housing. Other comment/s: • Pleased to see reference to non-designated heritage assets/locally listed buildings (Historic England PS1758).
Growth Site 1p Waterhouse Lane Depot and Nursery	Modification/s requested: • Add reference to the setting of Grade II listed barn opposite this site (Historic England PS1759).
Growth Site 1r British Legion, New London Road	Modification/s requested: • Amend wording of bullet 4: 'Development will preserve or enhance the character or appearance of the New London Road Conservation Area and the setting of the Grade II listed Southborough House.' (Historic England PS1760).
Growth Site 1s Rear of 17-37 Beach's Drive	Support: • Support the allocation, but could provide up to 30 homes rather than 14 as stated (RWH Properties PS1406). Other comment/s: • Concern about impact of access on Beach's Drive due to parked cars • Concern about overlooking of existing properties and impact on tranquillity of the area.
Growth Site 1v Car Park r/o Bellamy	Modification/s requested: • Change text to '…character or appearance rather than character and appearance' (Historic England PS1762).

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Court, Broomfield Road	
Opportunity Site OS1a	Objection: • The site is promoted for student accommodation, rather than residential use as stated in the policy, suggest amending the text (Michael Kirkham PS1975) • Proposal is for new commercial use, rather than improved existing uses, suggest amending the text (Michael Kirkham PS1975). Modification/s requested: • Change text to: Respect for the waterside character and the adjacent Mill House and pond, and their setting.' (Historic England PS1763) • NHS England would require mitigation for health from this site allocation (NHS England PS1670).
LOCATION 2 – WEST CHELMSFORD	
Strategic Growth Site 2 West Chelmsford	Objection: • Site does not comply with Policy S1 as unsustainable. Site is beyond acceptable walking distance to schools/retail/trains. There is no space for bus/cycle lanes on A1060 (Little Waltham Parish Council PS1843) • Should be removed from the Plan as it is on Grade 1 farmland and would be contrary to Green Wedges / Green Corridors landscape protectionist aims of Policy CO1 (CPREssex PS750) • Traffic congestion concerns - the impact in terms of traffic through the village (North West Parishes Group PS1826); A1060 Roxwell Road/Lordship Road; in and around Writtle area and Chignal Road Junction; impact of just one access to new site; around the doctor's surgery; for construction traffic and building site access, should be no access through Lordship Road/Ongar Road; increased traffic when there are accidents on the A12 • New road suggestions - a bypass from Little Waltham area to the A414; a new road linking Rainsford Road to the A414; a new roundabout at top of Cow Watering Lane to divert direct to the A414; upgrade hump back bridge (Warren Bridge); dedicated underpass or bridge for pedestrians/cyclists needed at Roxwell Road • Concern about traffic 'rat running' - through Writtle village; to Crossrail at Shenfield; Lordship Road; Ongar Road; Chignal Road; the A1060 to The Rodings which will cause verge deterioration; proposed cut through to Avon Road/Trent Road • Safety - A1060 has no streetlights; parking and traffic near to schools; site will need traffic calming; concern of children walking to school on narrow congested roads; paths should be wide enough for double buggies; unsafe to cross A1060 • Traffic general - assumptions of current traffic conditions are not realistic; does not consider the growth of Writtle University College • Buses - limited service with local buses often cut/cancelled; buses will get stuck in the same traffic, how will they cope with increased traffic flows; lack of alternative public transport options • Site will not benefit from the proposed second Railway Station • Cycling – better access to national cycle network needed; current route is unlit and prone to flooding; unrealistic expectation that people will cycle as it's too far from the city centre; routes should link to Morrisons, the surgery, school, library and Writtle University College

Section/Para/ Policy	Summary of responses
	• Cars - individual personal transport plans proposed by the Council will not overcome traffic congestion problems; due to different work times car sharing does not work; new residents would require private cars to access shopping facilities • Concern about increase in traffic movements leading to increased pollution (noise and air pollutants) • Chelmsford City Council and the Highways Panel must work together with Writtle and Chignal parishes • Flooding concerns - proposed development is on higher ground and run off from development will make the issue for Writtle Village, Writtle University College (Lordship Road) and River Can worse; development will put further pressure on Roxwell Brook, where drainage is already insufficient • Infrastructure - needs to be put in place first; not enough amenities in Writtle to support development; school and surgery are already at capacity; impact on NHS - Broomfield Hospital is under stress; a new surgery on the development site will take away the existing facilities from the Village • Hylands Secondary School would need to be extended to accommodate the additional students; can only be done by removing the school from Green Belt land, against national policy • Travelling showperson plot is unlikely to integrate with development • Loss of green space and open countryside resulting in urban sprawl next to Writtle; concern about loss of separation from Chelmsford; loss of Grade 2 agricultural land; Green Belt review should have been undertaken • Alternatives - to the east of Writtle with Green Belt land replaced at Warren Farm; between A414 (Land south of Writtle) and current village; move site northwards to preserve countryside approach/setting for Writtle; move SUDS to south of development to increase gap; smaller (400 house) development would be more appropriate; use empty shops and properties in Chelmsford instead of using good farmland; east of Chelmsford is a more sustainable location close to A12, proposed NE Bypass, rail station, park and ride; new village at Hammonds Farm would be more sustainable providing a 'community for life' (Hammonds Estates LLP PS1289) • No consideration to the impact on the wildlife (deer, badges, birds), loss of habitat and flora and fauna currently in the area • A high concentration of Archaeological sites within the Writtle area - site should be excavated first. Support: • Welcome the requirement for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities (Sport England PS526) • Specific section on the historic and natural environment which establishes design principles and an appropriate framework for landscaping and visual impact mitigation is welcomed (Historic England PS1764) • Site 2 would promote sustainable travel via a Green Wedge, and is close to City Centre and its facilities, therefore a highly sustainable location. Policy S1 should be underpinned by a Green Belt Review, demonstrating that the Spatial Strategy is based upon the most sustainable options for meeting Chelmsford's long-term development needs (Bovis Homes Ltd. PS2036) • Support development at Strategic Growth Site 2 as it is an ideal site. An improved bus service will solve some of the problems raised with roads and services.

Section/Para/ Policy	Summary of responses
	Modification/s requested: • Further clarity requested about infrastructure requirements as there are discrepancies between the Policy and evidence base (Infrastructure Delivery Plan) (Crest Strategic Projects Ltd PS1544) • Issue of unsoundness relating to the evidential justification for locating 5 Travelling Showpersons Pitches within the West Chelmsford site. Delete the second bullet point in Policy SGS2 (Crest Strategic Projects Ltd PS1544). Other comment/s: • Plans should be more ambitious to include: a secondary school, a surgery, local shops; boundaries should be extended to allow for this • Writtle Parish Council has undertaken its own traffic report which includes statistics to oppose development in SGS2 due to congestion concerns. Minimal infrastructure is planned so roads in the area will exceed 100% capacity (Writtle Parish Council PS1835) • Hammonds Farm should be considered (Writtle Parish Council PS1835) • Concern plan will not achieve health and wellbeing (Writtle Parish Council PS1835) • Development here is a poor use of land and does not conserve or enhance soil quality (Writtle Parish Council PS1835) • Concern for flood risk and impact on archaeological aspect of site (Writtle Parish Council PS1835) • Concern for traffic generation, modal shift - there is no evidence to suggest encouraging people to walk/cycle will work. Site is not connected to the cycle/walking path on River Can (North West Parishes Group PS1811) • Area requires the development of sensitive landscapes, does not represent a sustainable growth of the rural area in which it is situated. Concern for loss of agricultural land and greenfield land (comments also under PS SA45) (North West Parishes Group PS1811) • Issues in terms of social infrastructure provision and impact on the existing local communities. Concern that current facilities (e.g. doctors) cannot support growth (North West Parishes Group PS1811) • Points in PO rep were not adequately addressed in "You Said - We Did" (Writtle Neighbourhood Plan Group PS1834) • Oppose site name as West Chelmsford and referring to Writtle as having their own NP (Writtle Neighbourhood Plan Group PS1834) • Confirmation of school site sizes and the anticipated number of FE and cost for each school in the updated Infrastructure Delivery Plan (IDP) is welcomed; and the requirements for financial contributions to offsite education provision are also supported (Education & Skills Funding Agency PS1889) • The site is wholly located within the Writtle Parish. West Chelmsford is listed under Growth Area 1 Central & Urban Chelmsford, but Writtle is not central or urban but in rural West Chelmsford. This allocation is not in compliance with the Spatial Strategy and should be deleted.
7.111	Objection: • Traffic congestion - A1060 Roxwell Road; Writtle village; Chignal Road; Lordship Road; only one exit onto A1060 will further increase journey times into Chelmsford • Traffic assumptions are flawed • Increased rat running through Writtle, putting more strain on the narrow road

Section/Para/ Policy	Summary of responses
	bridge and create safety hazards together with other planned development in Writtle • Need for reduced speed limits and improved junction layouts • Lack of footpaths in this area mean the site is poorly connected for walking and cycling; no means of crossing the A1060 to the national cycle path or footpath; few residents would choose to walk or cycle to Chelmsford; Roxwell Road would be an undesirable walking route to the City Centre • A1060 is not wide enough to be upgraded, nor wide enough to accommodate a bus only lane or cycle path • Lack of suitable public transport options – limited services for the needs of a new development; rural buses are being cut; internal road layouts should allow for bus priority measures • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • Potential for flooding in Writtle village, with Lordship Road already prone to flooding • Question the delivery timeframe of the new primary school and capacity for secondary education • Development will put extra strain local facilities and amenities in village including the Writtle Surgery/Doctors • The proposed development will make north / south split of the village • Negative effect on the Green Belt and impact on wildlife • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.
7.112	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.
7.113	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution. Modification/s requested: • Paragraph 7.113 to be modified to make it clear that Travelling Showpeople plots can be located within the master plan area of the strategic allocation rather than within the development boundary. The final sentence to read 'The precise location of the Travelling Showpeoples site within the master plan area

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	will be addressed through the wider master planning process' (Crest Strategic Projects Ltd PS1549).
7.114	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.
7.115	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area; need for reduced speed limits and improved junction layouts; internal road layouts should allow for bus priority measures • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • Lack of footpaths in this area mean the site is poorly connected for walking and cycling and amenities are too far to walk to • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution. • 25% CIL for Writtle Parish will never compensate for the impact of traffic created by proposal on current and future generations.
7.116	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.
7.117	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area; concern for increased rat running through Writtle; need for reduced speed limits and improved junction layouts; internal road layouts should allow for bus priority measures; only one exit onto A1060 will further increase journey times into Chelmsford • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • Lack of footpaths in this area mean the site is poorly connected for walking and cycling • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.

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7.118	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area; this should be addressed at the beginning of the site development process; A1060 is not wide enough to be upgraded, nor wide enough to accommodate a bus only lane • Need for reduced speed limits and improved junction layouts; internal road layouts should allow for bus priority measures • Lack of footpaths in this area mean the site is poorly connected for walking and cycling; concern that there are no means of crossing the A1060 to the national cycle path or footpath; false assumptions made that everyone will walk and cycle • No clear evidence of willingness to co-operate by the bus companies or county council in the provision of sustainable transport. There are limited and insufficient buses to serve the needs of a new development • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • No statements from the NHS about assessment of health needs • Improvements would be contrary to the rural character of the area which is protected by spatial policies • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.
7.119	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area • Need for reduced speed limits and improved junction layouts; internal road layouts should allow for bus priority measures • Concern that there are no means of crossing the A1060 to the national cycle path or footpath, therefore raising a danger to pedestrians and cyclists • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.
7.120	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area • Need for reduced speed limits and improved junction layouts; internal road layouts should allow for bus priority measures • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • A Travel Plan is unlikely to overcome the traffic problems; CCC should work with Writtle and Chignal Parishes to resolve congestion • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.

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7.121	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution • Wildlife impact needs to be addressed • Residents have not been suitably notified.
7.122	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.
7.123	Objection: • Concern over traffic congestion on A1060 Roxwell Road and in the Writtle area • Concern for the effect on public health, increased noise pollution and the need to reduce pollution in and around Writtle • The proposed housing development should be located to the East of Chelmsford which is a more sustainable location with better transport links, particularly the A12 and the proposed NE bypass and new rail station at Boreham. This site would generate less traffic congestion and pollution.
LOCATION 3 – EAST CHELMSFORD	
7.124	Objection: • Traffic congestion on A414 Maldon Road, air quality will suffer, no evidence of a comprehensive traffic assessment • Road infrastructure cannot cope with the increased volume, more traffic will be pushed through Sandon, cycle paths etc will not be enough • No proposal to increase the capacity of Sandon School • Villages to be protected • Concern over loss of Green Wedge • Object to proposed business use • Developing site 3c means Great Baddow will come closer to Sandon, further farmland will be open to development in the future. Support: • Pleased with cycle routes, PROW and bridleways at 3a, nursery allocation at 3b, open space at 3c (Sandon PC PS283). Other comment/s: • Lack of community facilities and insufficient GP and school places in vicinity (Great Baddow PC PS283)

Section/Para/ Policy	Summary of responses
	• Traffic congestion at Army and Navy and proposed new junctions at Molrams Lane/Maldon Road (Great Baddow PC PS283) • A substantial proportion to be really affordable housing especially 2 bedroom, not larger (Great Baddow PC PS853) • Pleased with cycle routes, walkways and bridleways and nursery allocation at 3b (Sandon PC PS283) • Infrastructure improvements needed to Maldon Lane/Molrams Lane and Park & Ride expansion to be prior to development (Sandon PC PS283) • Would like more details about the plans for the country park (Sandon PC283) • Concern about traffic on Molrams Lane (Sandon PC PS283) • Concern about development being located near pylons and gas mains (Sandon PC PS283) • Concern about lack of school at Site 3a (Sandon PC PS283) • Object to removing part of Cross Wood (Sandon PC PS283) • All new houses should be north of Maldon Road (Sandon PC PS283). Modification/s requested: • Low hedgerow along Molrams Lane to be strengthened and all access (vehicular and pedestrian) from Molrams Lane to be prevented.
Strategic Growth Site 3a East Chelmsford (Manor Farm)	Objection: • The relatively small-scale nature of growth proposed at this location (400 dwellings across three sites together with 5,000sqm of B1 space) with no ancillary facilities to be provided is not sustainable on its own (Hammonds Farm LLP PS1292) • Sites 3a, b and d would need to be removed from the Green Wedge, yet there is limited evidence to justify this. This is inconsistent and contradicts the stated aim of protecting and enhancing Green Wedges (Hammonds Farm LLP PS1292) • Improvements to the local and strategic highway network are required together with the provision of opportunities for sustainable travel including the use of Sandon Park and Ride. Hammonds Farm is well located to make use of and contribute to these improvements. Sites 3a, b and d would become more sustainable if brought forward together with a new sustainable, community-focussed village at Hammonds Farm. This would create a wider and more comprehensive spatial strategy for growth East of Chelmsford (Hammonds Farm LLP PS1292) • The evidence base identifies the landscape capacity rating for this site as low to medium despite sites with higher landscape capacity being the more favourable locations in landscape terms to take forward (Hammonds Farm LLP PS1292) • A414 Maldon Road is already congested during peak hours, housing, employment and a visitor centre at Site 3a will add to the problems • Anticipating increased use of public transport is not realistic • Air quality will suffer, no evidence of a comprehensive traffic assessment. Support: • The requirement for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed (Sport England PS528) • Identification of Site 3a for growth is supported and considered sound (Hopkins Homes PS1858).

Section/Para/ Policy	Summary of responses
	Modification/s requested: • Policy fails to mention biodiversity and/or a commitment to protecting and enhancing biodiversity and contributing to either biodiversity net gain and/or ecological networks. It should include a statement that the development must aim for biodiversity net gain, protection of existing biodiversity assets and provision of new well-connected wildlife habitats to be managed for the benefit of biodiversity as part of the new country park (Essex Wildlife Trust PS1161). • Reference to the RAMS is required in the policy, not just in the supporting text. The policy to be amended to specify needs for contributions from developments towards RAMS (Natural England PS2082) • Increase capacity to 390 homes on site (Hopkins Homes PS1857) • Policy text to be changed to require the masterplanning to ensure the significance of the Late Bronze Age enclosure is protected (Hopkins Homes PS1857) • Amend policy wording to detail country park as "adjacent to Site" 3a, not "on-site". Additional comments should be made in the supporting text detailing the benefits of the country park and its mitigating impact on European designated sites (Hopkins Homes PS1857) • Requirement to provide sports provision is disproportionate and unjustified and should be removed from policy (Hopkins Homes PS1857) • Policy should require a multi-user crossing at the junction with Maldon Road/Sandford Road together with access for all users, including horse riders, to the country park (Essex Bridleway Association PS863) • The existing high hedge should be preserved and further trees/hedgerows planted to mitigate the impact of new housing on the residents opposite Other comment/s: • The inclusion of the historic and natural environment bullet will help deliver the conservation and enhancement of the historic environment (Historic England PS1766) • This is a sustainable location. Ecological appraisal found there is scope to enhance opportunities for wildlife on site. Good facilities, transport links, accessibility, low flood risk, social and economic benefits, recreational area (Hopkins Homes PS1857) • Development will meet 3 elements of sustainable development and is sustainable (Redrow Homes PS1901) • Recognise the acknowledgement that horse riders are poorly provided for in this area. Increased development brings increased traffic making the roads even more dangerous for vulnerable road users (horse riders, cyclists and disabled users) • There should be a speed limit reduction to from 60mph to 30mph from the Park and Ride to the existing 30mph zone • The unspoilt natural views to the north across the Chelmer valley from the A414 are among the most attractive features of the City, permitting the natural environment to extend to the boundaries of the urban area. The valley also provides a valuable flood plain. The development proposals in this area will eliminate these features, and is one of the most destructive in the plan. The proposals are a profound departure from the existing Local Plan and are contrary to Strategic Priority 7 and para 4.13 (Howe Green Community Association PS1190) • The A414 is close to or at capacity at peak times, additional access points generating significant additional traffic ignores reality (Howe Green Community

Section/Para/ Policy	Summary of responses
	Association PS1190) • The country park as a substitute for the existing unspoilt natural environment is a parody. There is no justification or demand for it (Howe Green Community Association PS1190) • Concern over loss of countryside/wildlife and questioning the suitability of the country park in a floodplain • Concern about congestion on Maldon Road, air quality and that large vehicles passing through narrow parts of Maldon Road will have a negative impact on residents • Essential infrastructure should be prioritised over housing and must be in place before the homes are built • No school planned, yet local schools all at capacity • Concern over overstretched medical facilities • There should be more pedestrian road crossings to schools etc considered • Concern about air pollution and impact on local infrastructure.
7.125	Objection: • The plan to remove the land from the Green Wedge should be reversed. This area makes an important contribution to the Green Wedge, to the character of the river valley and to the separation of Great Baddow from the river and Chelmer Village. It has also helped mitigate pollution from the Army & Navy (Great Baddow PC PS845) • Consideration should also be given to extending the boundary of the Conservation Area to the A1114/A1060 to include agriculturally important valley sides (Great Baddow PC PS845) • Concern about contamination from nearby waste tip (Great Baddow PC PS857) • Concern about contamination from former landfill site at what is now Baden Close.
7.126	Objection: • Traffic congestion on A414 Maldon Road, air quality will suffer, no evidence of a comprehensive traffic assessment • Surrounding minor roads have become a rat run for impatient motorists seeking short cuts. The development at 3a will make it worse. Modification/s requested: • Welcome more details about proposed improvements to the local and strategic road network and how sustainable modes of transport will be promoted. Other comment/s: • Concern by lack of actual school, only financial contributions planned for this development. Would also advocate community facilities such as a shop and a medical centre (Sandon PC PS267).
7.129	Other comment/s: • Will the Country Park be attractive and useful all year round given it is on a flood plain? What is the funding to make these improvements and ensure a safe and useful Country Park? (Sandon PC PS272).

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7.133	Other comment/s: • We are pleased that there will be cycle routes, footpaths, hopefully bridleways within this development (Sandon PC PS269).
7.135	Other comments/s: • Agree with this paragraph (Sandon PC PS266).
7.136	Other comment/s: • Improvement to road infrastructure is seriously needed for this and all developments along Maldon Road, it is already grid locked at peak times (Sandon PC PS271).
7.141	Other comment/s: • This paragraph is unclear, if the site is within the 10km zone of influence, why is this development being permitted? (Sandon PC PS270).
Strategic Growth Site 3b East Chelmsford – Land North of Maldon Road (Employment)	Objection: • The relatively small-scale nature of growth proposed at this location (400 dwellings across three sites together with 5,000sqm of B1 space) with no ancillary facilities to be provided is not sustainable on its own (Hammonds Farm LLP PS1294) • Sites 3a, b and d would need to be removed from the Green Wedge, yet there is limited evidence to justify this. This is inconsistent and contradicts the stated aim of protecting and enhancing Green Wedges (Hammonds Farm LLP PS1294) • Improvements to the local and strategic highway network are required together with the provision of opportunities for sustainable travel including the use of Sandon Park and Ride. Hammonds Farm is well located to make use of and contribute to these improvements. Sites 3a, b and d would become more sustainable if brought forward together with a new sustainable, community-focussed village at Hammonds Farm. This would create a wider and more comprehensive spatial strategy for growth East of Chelmsford (Hammonds Farm LLP PS1294) • The evidence base identifies the landscape capacity rating for this site as low to medium despite sites with higher landscape capacity being the more favourable locations in landscape terms to take forward (Hammonds Farm LLP PS1294) • A414 Maldon Road is already congested during peak hours, housing, employment and a visitor centre at Site 3a will add to the problems. Modification/s requested: • Policy should require a multi-user crossing over Maldon Road near the proposed new access junction with Sandford Mill Lane (Essex Bridleway Association PS864) • All users (including horse riders) should be catered for • Retain and enhance the existing bridleway links from Sandford Mill Lane, under the A12 and linking with Hammonds Road, enabling users to access Great Graces and the network beyond in Little Baddow. Other comment/s: • The inclusion of the historic and natural environment bullet will help deliver the conservation and enhancement of the historic environment (Historic England

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	PS1767) • The revised Green Wedge boundary is supported confirming that this site is only making a limited contribution to the river corridor, sites 3b and 3d can therefore make a contribution to the overall comprehensive scheme delivering employment and residential development (Redrow Homes PS1959) • The proposed development (Site 3b, c and d) would form an appropriate extension to the urban area being readily accessible to public transport. A range of pedestrian and cycle routes would connect across the site and beyond and a local centre could be provided (Redrow Homes PS1907) • Obligations towards primary education provision is not necessary for sites 3b and d as the masterplan for Site 3c include a primary school. There is an imbalance in the uses proposed to be delivered. Concern that the costs/obligations are disproportionate to number of houses proposed on Sites 3b and 3d (Redrow Homes PS1940) • Flexibility should be provided for other uses such as Sui Generis (Redrow Homes PS1916) • Comments made to this section in relation to other sites or policies have been summarised in the relevant section of this report.
7.144	Objection: • Maldon Road is already significantly congested and surrounding minor roads have become a rat run for impatient motorists seeking short cuts. The development at Site 3b will make it worse and there will be commercial vehicles serving the business park. Modification/s requested: • Would welcome more details about proposed improvements to the local and strategic road network and how sustainable modes of transport will be promoted. Other comment/s: • Pleased with the addition of a childcare nursery, however a school would be much more desirable here than more business space (Sandon PC PS273).
Strategic Growth Site 3c East Chelmsford – Land South of Maldon Road	Objection: • The relatively small-scale nature of growth proposed at this location (400 dwellings across three sites together with 5,000sqm of B1 space) with no ancillary facilities to be provided is not sustainable on its own (Hammonds Farm LLP PS1295) • Sites 3a, b and d would need to be removed from the Green Wedge, yet there is limited evidence to justify this. This is inconsistent and contradicts the stated aim of protecting and enhancing Green Wedges (Hammonds Farm LLP PS1295) • Improvements to the local and strategic highway network are required together with the provision of opportunities for sustainable travel including the use of Sandon Park and Ride. Hammonds Farm is well located to make use of and contribute to these improvements. Sites 3a, b and d would become more sustainable if brought forward together with a new sustainable, community-focussed village at Hammonds Farm. This would create a wider and more comprehensive spatial strategy for growth East of Chelmsford (Hammonds Farm LLP PS1295) • The evidence base identifies the landscape capacity rating for this site as low

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	to medium despite sites with higher landscape capacity being the more favourable locations in landscape terms to take forward (Hammonds Farm LLP PS1295) • Site 3d could accommodate more housing, the allocation of 100 houses on Site 3c should be incorporated into Site 3d to prevent housing being isolated next to employment land and to retain the green buffer between Sandon and Great Baddow. • The two land parcels either side of Brick Kiln Road to remain a green buffer to ensure that there is no coalescence between the two villages • A414 Maldon Road is already congested during peak hours, housing, employment and a visitor centre at Site 3a will add to the problems • Concern over the proximity of the development to the school, this will further increase traffic in an area which is already busy • The woodland on site should be retained • Development will create a built road frontage to Molrams Lane from the Maldon Road to Sandon School and create a built link between the Great Baddow and Sandon contravening the NPPF • Concern about the proximity of the high-voltage power lines to the proposed development. Support: • The requirement in the policy for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed (Sport England PS282). Modification/s requested: • Reference to the RAMS is required in the policy, not just in the supporting text. The policy to be amended to specify needs for contributions from developments towards RAMS (Natural England PS2083) • Amend policy to clarify that financial contributions to secondary school provision are required (Essex County Council, PS974) • Change bullet point 3 under `Movement and Access' to 'Provide pedestrian and cycle connections including consideration of access to the Sandon Park and Ride' (Essex County Council PS975) • Policy should require a multi-user crossing near the proposed new junction (Essex Bridleway Association PS864). Other comment/s: • The inclusion of the historic and natural environment bullet will help deliver the conservation and enhancement of the historic environment (Historic England PS1766) • Support identification of development in East Chelmsford but it is not clear why land submitted east of Site 3c has been ruled out. Primary school could support Great Baddow and Sandon (Redrow Homes PS1933, PS1919) • The proposed development (Sites 3b, c and d) would form an appropriate extension to the urban area being readily accessible to public transport. A range of pedestrian and cycle routes would connect across the site and beyond and a local centre could be provided. Site for primary school would support Great Baddow and Sandon (Redrow Homes PS1907) • The WWII Pillbox should be protected, the need for a green buffer between the housing and the Pillbox is recognised but its setting will be affected

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	• Concern about congestion on Maldon Road and Molrams Lane and air pollution • Concern that local infrastructure will not be adequate • Site 3c is not suitable for housing due to its closeness to the electricity pylons and substation. The site will also suffer traffic noise from nearby A12
7.157	Objection: • Maldon Road is already significantly congested and surrounding minor roads have become a rat run for impatient motorists seeking short cuts. The development at 3c will make it worse and there will be commercial vehicles serving the business park. Modification/s requested: • Would welcome more details about proposed improvements to the local and strategic road network and how sustainable modes of transport will be promoted. Other comment/s: • There are financial contributions towards the provision of schools but an actual school is needed (Sandon PC PS276).
7.159	Other comment/s: • Very pleased there is provision of an open space to the south of the site to maximise the separation of the development with Sandon village (Sandon PC PS277).
7.160	Other comment/s: • Horrified about plans to remove part of Cross Wood when we have been assured that there is an obligation for the woodland to remain until at least 2027. This wood was planted by the Forestry Commission and should remain untouched (Sandon PC PS274).
7.162	Other comment/s: • Concern has been raised regarding the development being so close to the electricity pylons and the very large gas main (Sandon PC PS278).
7.165	Modification/s requested: • The package to include sustainable means of transport needs more explanation (Sandon PC PS279).
7.166	Other comment/s: • Molrams Lane is already completely grid-locked at school runs and peak travel times. This is a very narrow country lane and the situation will get worse when the Brethren Meeting House has been built with 600 worshippers regularly using the road (Sandon PC PS275).
7.170	Other comment/s: • This paragraph is unclear, if this site is within the 10km zone of influence, why is it being permitted?
7.173	Objection: • Maldon Road is already significantly congested and surrounding minor roads

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	have become a rat run for impatient motorists seeking short cuts. The development at Site 3d will make it worse and there will be commercial vehicles serving the business park. Modification/s requested: • Would welcome more details about proposed improvements to the local and strategic road network and how sustainable modes of transport will be promoted.
Growth Site 3d Land North of Maldon Road (Residential)	Objection: • The relatively small-scale nature of growth proposed at this location (400 dwellings across three sites together with 5,000sqm of B1 space) with no ancillary facilities to be provided is not sustainable on its own (Hammonds Farm LLP PS1295) • Sites 3a, b and d would need to be removed from the Green Wedge, yet there is limited evidence to justify this. This is inconsistent and contradicts the stated aim of protecting and enhancing Green Wedges (Hammonds Farm LLP PS1295) • Improvements to the local and strategic highway network are required together with the provision of opportunities for sustainable travel including the use of Sandon Park and Ride. Hammonds Farm is well located to make use of and contribute to these improvements. Sites 3a, b and d would become more sustainable if brought forward together with a new sustainable, community-focussed village at Hammonds Farm. This would create a wider and more comprehensive spatial strategy for growth East of Chelmsford (Hammonds Farm LLP PS1295) • The evidence base identifies the landscape capacity rating for this site as low to medium despite sites with higher landscape capacity being the more favourable locations in landscape terms to take forward (Hammonds Farm LLP PS1295) • Site 3d could accommodate more housing, the allocation of 100 houses on Site 3c should be incorporated into Site 3d to prevent housing being isolated next to employment land and to retain the green buffer between Sandon and Great Baddow. • The two land parcels either side of Brick Kiln Road to remain a green buffer to ensure that there is no coalescence between the two villages • A414 Maldon Road is already congested during peak hours, housing, employment and a visitor centre at Site 3a will add to the problems. Modification/s requested: • Reference to the RAMS is required in the policy, not just in the supporting text. The policy to be amended to specify needs for contributions from developments towards RAMS (Natural England PS2082) • Amend policy to clarify that financial contributions to secondary school provision are required to meet the education infrastructure needs generated by the development (Essex County Council PS976) • Change bullet point 3 under `Movement and Access' to 'Provide pedestrian and cycle connections including consideration of access to the Sandon Park and Ride' (Essex County Council PS978) • Policy should require a multi-user crossing near the proposed new junction (Essex Bridleway Association PS867).

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	Other comment/s: • The policy criteria are appropriate and will help deliver the conservation and enhancement of the historic environment (Historic England PS1769) • The revised Green Wedge boundary is supported confirming that Site 3b and 3d are only making a limited contribution to the river corridor and can therefore make a contribution to the overall comprehensive scheme delivering employment and residential development (Redrow Homes PS1959) • The proposed development (Site 3b, c and d) would form an appropriate extension to the urban area being readily accessible to public transport. A range of pedestrian and cycle routes would connect across the site and beyond and a local centre could be provided (Redrow Homes PS1907) • Road access will create problems in already busy area near the school. More residents will put further pressure on doctors, schools and other community facilities. • Provision of a footpath alongside Brick Kiln Road to enable residents of Sandon Village to access the new development would be of enormous benefit.
7.179	Modification/s requested: • The package to include sustainable means of transport needs more explanation (Sandon PC PS281).
7.185	Other comment/s: • This paragraph is unclear, if this site is within the 10km zone of influence, why is it being permitted? (Sandon PC PS282).
7.187	Objection: • The exclusion of the previously labelled site “EC3 – Land South and West of Broomfield Place and Broomfield Primary School” due to deliverability concerns is not supported by evidence. The site remains deliverable.
Existing Commitment EC1 Land North of Galleywood Reservoir	Modification/s requested: • Include in the Reasoned Justification: `The site is located within a Critical Drainage Area (CDA). This development may have the potential to impact on the CDA in respect of surface water flooding. The site is likely to require an individually designed mitigation scheme to address this issue.’ (ECC PS981). Other comment/s: • Note amendment from 200 houses to 13 houses (Galleywood Parish Council PS225)
Existing Commitment EC2 Land Surrounding Telephone Exchange, Ongar Road, Writtle	Objection: • Concern over unsuitable access to the site • Development at this site is unsustainable. Modification/s requested: • Recommend that the wording is changed to character or appearance rather than character and appearance, and conserve or enhance rather than conserve and enhance (Historic England PS1770). Other comment/s: • What are the 'opportunities to contribute towards and enhance existing facilities and services of the village'? How are you going to enhance existing

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	facilities and services?
GROWTH AREA 2 – NORTH CHELMSFORD	
7.205	Objection: • Uncertainty regarding the delivery of the CNE Bypass questions the viability and delivery of Locations, 4, 5 and 6 • Omission of Preferred Option site EC3 (Broomfield Place) is short-sighted • Concern that necessary infrastructure will not be in place when the development commences in particular the CNE Bypass (Broomfield Neighbourhood Plan Steering Group PS1559). Other comment/s: • Consider additional sites on the A12 and A130 south corridors, where infrastructure already exists (Broomfield Neighbourhood Plan Steering Group PS1559).
7.208	Objection: • There may be more appropriate sites in the Green Belt • Insufficient infrastructure (existing or planned) to accommodate 3,000 new houses • Development will create severe traffic pollution in Little Waltham village.
Figure 10: Growth Area 2 – North Chelmsford	Objection: • Amend to show the North East Chelmsford allocation extending east of the CNE bypass alignment (The North East Chelmsford Garden Village Consortium PS2064).
LOCATION 4 – NORTH EAST CHELMSFORD	
Strategic Growth Site 4 North East Chelmsford	Objection: • Concern over delivery rates of large strategic sites – allocate smaller sites • Development will make Chelmsford lopsided and add pressure on already stretched transport infrastructure • Relationship between the new allocation and the existing committed development at New Hall is unclear and inconsistent with national policy (Historic England PS1777) • Development places too much growth in NW Chelmsford and Little Waltham parish (Little Waltham Parish Council PS1838, North West Parishes Group PS1808) • Lack of infrastructure provision (North West Parishes Group PS1808) • Road infrastructure unable to support walking/cycling • Concern for delivery and funding for CNE Bypass (North West Parishes Group PS1808) • Delivery subject to mineral extraction, the timing of which is unclear (North West Parishes Group PS1808) • Development will be isolated (North West Parishes Group PS1808) • Concern for traffic - as per results in submitted transport assessment (North West Parishes Group PS1808) • Concern for loss of high grade agricultural land (North West Parishes Group PS1808) • Risk of delivery due to land having multiple owners (North West Parishes Group PS1808)

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	• Allocation has various landowners which poses significant risk to delivery of the site in timescales suggested. There is no evidence of a collaborative agreement (Hammonds Estates LLP PS1298) • Existing Beaulieu Park and Channels have yet to deliver significant levels of housing or the infrastructure (Hammonds Estates LLP PS1298) • Build out rates identified are unrealistic and undeliverable (Hammonds Estates LLP PS1298) • Development is reliant on proposed upgrades to junction 19 of the A12 but there is no planning application submitted for these works (Hammonds Estates LLP PS1298) • Scale of infrastructure is considerable and reliant, in part, on links to development at Beaulieu and Channels, which is still at an early stage of construction (Hammonds Estates LLP PS1298) • Providing good accessibility to the site will be enormously difficult (Hammonds Estates LLP PS1298) • The provision of the CNE Bypass has unresolved issues (Hammonds Estates LLP PS1298) • Allocation is reliant on delivery of Beaulieu station but there is no certainty it will be delivered (Hammonds Estates LLP PS1298) • Site is within a mineral safeguarding area with areas yet to be worked or restored. Case not made that Areas C (northern part) and D should be exempted from ECC's mineral safeguarding requirements. No planning application to re-phase minerals extraction at the site has been submitted (Hammonds Estates LLP PS1298) • No archaeological information has been submitted (Hammonds Estates LLP PS1298) • The landscape capacity for the NE Chelmsford area of search has been overestimated – see submitted report (Hammonds Estates LLP PS1298). Support: • Development is infrastructure led • Consortium support a Garden Village and will deliver a highly sustainable development, supported by necessary infrastructure and closely aligned with the Strategic Policies. See submitted masterplan and Memorandum of Understanding (The North East Chelmsford Garden Village Consortium PS2053, PS2054, PS2070, PS2052). • Support provision for sustainable transport measures, open space, sport, recreation and community space/facilities and safeguarding of the existing golf course area (Sport England PS531) • Support allocation and safeguarding of land for schools (Education & Skills Funding Agency PS1890) Modification/s requested: • Change `Site infrastructure requirements', bullet 3 to 'Land (circa 0.26 ha) for two stand-alone early years and childcare nursery (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority' (Essex County Council PS979) • Extend bridleway 213_48 through the new development and ensure new bridges are multi-user (Essex Bridleways PS868) • Country Park will be remote – move to between existing properties and CNE bypass • Improve mapping or policy to clarify the relationship of the new allocation and

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	the existing committed development at New Hall (Historic England PS1777) • State wider site is allocated for a minimum of 5,500 new homes, of which at least 2,500 will be developed post-2036 (The North East Chelmsford Garden Village Consortium PS2065) • Delete bullet point 15 of the Site Infrastructure requirements, relating to the safeguarding of the golf course open space (The North East Chelmsford Garden Village Consortium PS2065) • Show Country Park as being part of Site Allocation 4 (The North East Chelmsford Garden Village Consortium PS2069) • Provide greater clarity on the proposed alignment of the Radial Distributor Road (RDR2) (The North East Chelmsford Garden Village Consortium PS2069) • Include Mount Maskall in allocation • Express new homes as a minimum (The North East Chelmsford Garden Village Consortium PS2055). Other comment/s: • Ensure CNE Bypass is in place before development. New train station is essential. Confirm allocation will provide statutory allotment sites. Support travelling person's site (Springfield Parish Council PS1426) • Provide a non-motorised users' route alongside the new CNE Bypass (Essex Bridleways PS868) • Ensure buffers are provided for existing properties • Concern for urban sprawl, congestion, loss of village identity, that residents will not take up walking/cycling and that the CNE Bypass will not be delivered on time (Little Waltham Parish Council PS1838) • David Lloyd Leisure Centre would be suitable on land forming part of the allocation (David Lloyd Leisure and Aquila Holdings PS1732).
7.215	Modification/s requested: • State wider site is allocated for a minimum of 5,500 new homes, of which at least 2,500 will be developed post-2036 (The North East Chelmsford Garden Village Consortium PS2065).
7.216	Modification/s requested: • Include greater recognition of the 45,000sqm employment area (The North East Chelmsford Garden Village Consortium PS2062).
7.217	Modification/s requested: • Remove floorspace limitation for new convenience food shopping (The North East Chelmsford Garden Village Consortium PS2063).
7.221	Objection: • The scale of infrastructure to be provided is considerable and is reliant, in part, on providing links to development to the south at Beaulieu Park and Channels, which is still at an early stage of construction and is likely to continue throughout much of the local plan period (Hammonds Estates LLP PS1301) • The provision of the CNEB has unresolved delivery issues. The delivery of Phase 3 of North East Chelmsford, comprising 1,350 homes and 5,000sqm of employment, is partially dependent on delivery of the northern section of the bypass (Hammonds Estates LLP PS1301)

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	Other comment/s: • Local Plan should continue to recognise the significance of the A130 landscape corridor and its importance as an area of open space in South Essex (Castle Point Borough Council PS670).
7.227	Other comment/s: • Include 'White land' at Domsey Lane in the defined settlement boundary.
7.228, 7.232	Objection: • Development of much of the Channels golf course area for housing would remove valuable open space. The consortium's Proposals document suggests that a ratio of 1:3 development to open space will be achieved. Assessment of the proposals suggests this will not be achieved with a ratio of 1:1.4 more likely (Hammonds Estates LLP PS1302, PS1303).
7.233	Modification/s requested: • Amend to refer developers to the SFRA and amend definition of flood risk management to 'the development should be designed to be safe through flood risk mitigation measures' (Environment Agency PS608).
7.236	Objection: • SGS4 is located within a mineral safeguarding area and includes consented minerals sites that are active. Parts of the site have not yet been worked or restored. No planning application to rephase minerals extraction has been submitted (Hammonds Estates LLP PS1304) Modification/s requested: • Amend to clarify that the programme for mineral extraction would be determined by the Mineral Planning (Essex County Council PS970).
7.238	Objection: • The site is in an area of known archaeological potential. No archaeological information has been submitted in respect of the site outside of the consented minerals area. A precautionary approach should be taken as it cannot be certain that this will not result in either parts of the site becoming unavailable for development, and delays to delivery due to the need for mitigation to be carried out (Hammonds Estates LLP PS1305).
LOCATION 5 – GREAT LEIGHS	
7.241	Objection: • Concern for delivery of housing, lack of school places, increase in traffic, impact on landscape and wildlife, and disproportionate development in Great Leighs (Great and Little Leighs Parish Council PS2035) • Concern for delivery of CNEB (Great and Little Leighs Parish Council PS2035) • Sites are on Green Belt land and should not be included.
Strategic Growth Site 5a Great Leighs – Land at Moulsham	Objection: • No need for a Travelling Showpersons site within allocation (Great and Little Leighs Parish Council PS2037) • Considered unlikely that people will use alternative modes of transport to alleviate traffic congestion in the area (Felsted Parish Council PS938, CPREssex PS753)

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Hall	• Development needs to be able to accommodate an increase in traffic. Public transport in the area is not reliable or sufficient (Felsted Parish Council PS938) • The site will be isolated from Great Leighs and the access from Moulsham Hall Lane will lead to rat running through Felsted (Felsted Parish Council PS938) • No consideration given to impact on the adjoining Parish of Black Notley Braintree, especially with the 1750 dwellings proposed by Braintree District Council at Black Notley (Black Notley Parish Council PS1521) • Increased congestion to the wider area (Black Notley Parish Council PS1521) • No green buffer provided between Great Leighs and Black Notley (Black Notley Parish Council PS1521) • Without early delivery of the CNEB development will be unsustainable (Great Notley Parish Council PS1423) • Children will not walk from Great Leighs to Notley High School (Great Notley Parish Council PS1423) • The specific healthcare requirements to support the development should be referenced (Great Notley Parish Council PS1423) • SA rationale for the sites selection is not supported (Tritton Family Trust PS1713) • Timeframe for delivery of the site is not supported (Tritton Family Trust PS1713) • Unsustainable location detached from the existing Village (Bellway Homes PS1876) • Expectation that primary school will be delivered in early phases is unachievable and unrealistic (Bellway Homes PS1876) • Location 5 is an unsustainable location which does not comply with Policy S1 (Hammonds Estates LLP PS1307, Persimmon Homes PS1110) • Historic Village identity of Great leighs will be lost • Unsuitable site as suffers light pollution from the racecourse. Support: • The requirement in the policy for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed (Sport England PS533) • Welcome the inclusion of historic and natural environment within the policy, the wording is positive. Change of red line area and strengthened policy wording and criterion address our previous concerns (Historic England PS1779). Modification/s requested: • Policy requires strengthening to comply with para 118 of the NPPF. The River Ter SSSI needs to be explicitly mentioned in the policy to avoid any impact on it (Natural England PS2090) • To be consistent with national policy the Policy should include, in the list of Site Infrastructure Requirements, a policy commitment to "provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Local Wildlife Site, Phyllis Currie/Dumney Lane Woods." In addition, there should be a policy commitment to "seek financial contributions towards mitigating increased recreational impacts on EWT's Phyllis Currie nature reserve" (Essex Wildlife Trust PS1152) • 4th bullet point under “Movement and Access” states; “Ensure appropriate habitat mitigation and creation is provided” should be under the heading

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	"Historic and Natural Environment" (Great Leighs Holdings and Estates Ltd PS1191) • Proposed number of units should be quantified as a minimum number (Great Leighs Holdings and Estates Ltd PS1191) • Land allocated for recreation and/or SuDs should be included in the site allocation (Great Leighs Holdings and Estates Ltd PS1188) • Should be flexibility for the location of Travelling Showpeople's plots in Great Leighs including consideration of all strategic sites (5a, 5b and 5c) and SPA3 (Great Leighs Holdings and Estates Ltd PS1188) • Remove the restriction on size of convenience food store within the neighbourhood centre (Great Leighs Holdings and Estates Ltd PS1188) • Reference to provision of health and community facilities should be clear and consistent. The policy should also be flexible to ensure such facilities are practical and viable (Great Leighs Holdings and Estates Ltd PS1188) • To improve connectivity between all sites footpaths 221_8 and 221_11 should be upgraded to bridleway status within the development to link with bridleway 221_13 and the crossing of the A131 (Essex Bridleways Association PS869) • Land at Lilley Farm and Chase Side Industrial Estate should be included within the site allocation • Area of conservation and enhanced landscaping around Moulsham Hall should be extended into the area immediately adjacent to Stone Hall Cottage. Other comment/s: • Infrastructure needs to be in place before the housing (Great and Little Leighs Parish Council PS2037) • Scale of site should be reduced (Great and Little Leighs Parish Council PS2037) • Traffic from the site needs to be mitigated (Great and Little Leighs Parish Council PS2037) • Lack of necessary school places (Great and Little Leighs Parish Council PS2037) • Welcome the 2 areas proposed as 'Land for Conservation/ Strategic Landscape Enhancement' and 'Land allocated for Future Recreational Use and/or SUDS' to avoid coalescence with Willows Green but these have to be retained (Felsted Parish Council PS938) • Support the NE Bypass but this has to be a prerequisite for the development (Felsted Parish Council PS938, North West Parishes Group PS1827) • Development must be accompanied by the necessary infrastructure to ensure that it does not impact on nearby Villages (North West Parishes Group PS1827) • Concern that residents will have to travel out of town to access facilities (Great and Little Leighs Parish Council PS2032) • Concern for wildlife in ancient woodlands nearby (Great and Little Leighs Parish Council PS2033) • Lack of school places to support development (Great and Little Leighs Parish Council PS2033) • Existing byway (221_5) should be retained and enhanced without becoming urbanised (Essex Bridleways Association PS869) • Land north of Boreham Road would be more suitable than site 5a for the proposed development of 120 homes (Bellway Homes PS1877) • Concern for disruption to Lynderswood wildlife site

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	• There should be no access onto School Lane or Felsted Road • Traffic calming will be required through Great Leighs Village • There should be a green buffer between the development and Dumney Lane • Travelling Showpeople site should be to the north of the site near Moulsham Hall Lane • Concern community facilities and affordable housing will not be provided in full • The land is good grade agricultural land and should not be built on • Site will be detached from rest of Great Leighs • There should be more cross-boundary work with other neighbouring authorities • Area for recreational use/SUDS should remain undeveloped • Moulsham Hall Lane should have 40mph limit.
7.245	Modification/s requested: • Amend "The neighbourhood centre will need to make provision…" to "The neighbourhood centre will need to make provision for community and health care, where practical and viable…." (Great Leighs Holdings and Estates Ltd PS1192).
7.246	Objection: • No consideration given to impact on the adjoining Parish of Black Notley Braintree, especially with the 1750 dwellings proposed by Braintree District Council at Black Notley (Black Notley Parish Council PS1519) • Increased congestion to the wider area (Black Notley Parish Council PS1519) • No green buffer provided between Great Leighs and Black Notley (Black Notley Parish Council PS1519).
7.247	Modification/s requested: • Paragraph should be amended to ensure full multi-user access is enabled between this site and the rest of the village/developments (Essex Bridleways Association PS869).
7.249	Modification/s requested: • Paragraph should be amended to refer to full multi-user access rather than limited to pedestrians and cyclists (Essex Bridleways Association PS869).
Strategic Growth Site 5b Great Leighs – Land East of London Road	Objection: • Considered unlikely that people will use alternative modes of transport to alleviate traffic congestion in the area (CPREssex PS753) • No consideration given to impact on the adjoining Parish of Black Notley Braintree, especially with the 1750 dwellings proposed by Braintree District Council at Black Notley (Black Notley Parish Council PS1522) • Increased congestion to the wider area (Black Notley Parish Council PS1522) • No green buffer provided between Great Leighs and Black Notley (Black Notley Parish Council PS1522) • Location 5 is an unsustainable location which does not comply with Policy S1 and will reinforce Great Leighs as a dormitory settlement to Braintree (Hammonds Estates LLP PS1306) • Not a suitable location for older persons accommodation as too far to walk to local amenities.

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	Support: • Welcome the inclusion of historic and natural environment within the policy, the wording is positive. Change of red line area and strengthened policy wording and criterion address our previous concerns (Historic England PS1780). Modification/s requested: • Policy requires strengthening to comply with para 118 of the NPPF. The River Ter SSSI needs to be explicitly mentioned in the policy to avoid any impact on it (Natural England PS2091) • Proposed number of units should be quantified as a minimum number (Great Leighs Holdings and Estates Ltd PS1193) • Reference to Gubbions Hall is not considered relevant to this site, also unclear what other listed buildings are impacted (Great Leighs Holdings and Estates Ltd PS1193) • To improve connectivity between all sites footpaths 221_8 and 221_11 should be upgraded to bridleway status within the development to link with bridleway 221_13 and the crossing of the A131 (Essex Bridleways Association PS871). Other comment/s: • Support the NE Bypass but this has to be a prerequisite for the development (North West Parishes Group PS1827) • Development must be accompanied by the necessary infrastructure to ensure that it does not impact on nearby Villages (North West Parishes Group PS1827) • Concern that developing on land previously used as an overflow car park will lead to a new overflow car park somewhere else (Great and Little Leighs Parish Council PS2032) • Concern that residents will have to travel out of town to access facilities (Great and Little Leighs Parish Council PS2032) • Concern for congestion and impact of HGVs on road accessing local quarry (Great and Little Leighs Parish Council PS2032) • Concern for wildlife in ancient woodlands nearby (Great and Little Leighs Parish Council PS2033).
7.257	Modification/s requested: • Amend “people over retirement age” in second sentence to ‘‘older people”. A definition of “older people” is proposed within the draft NPPF which would provide consistency with national planning guidance (Great Leighs Holdings and Estates Ltd PS1194).
7.259	Modification/s requested: • Include the words “leisure facilities offered by…” Chelmsford City Racecourse at the end of the first sentence. Then add; “It is also in close proximity and well connected to the proposed neighbourhood centre on site 5a.” (Great Leighs Holdings and Estates Ltd PS1195).
Strategic Growth Site 5c Great Leighs – Land North	Objection: • Considered unlikely that people will use alternative modes of transport to alleviate traffic congestion in the area (CPREssex PS753) • No consideration given to impact on the adjoining Parish of Black Notley Braintree, especially with the 1750 dwellings proposed by Braintree District

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and South of Banters Lane	Council at Black Notley (Black Notley Parish Council PS1523) • Increased congestion to the wider area (Black Notley Parish Council PS1523) • No green buffer provided between Great Leighs and Black Notley (Black Notley Parish Council PS1523) • Location 5 is an unsustainable location which does not comply with Policy S1 and will reinforce Great Leighs as a dormitory settlement to Braintree (Hammonds Estates LLP PS1308) • Safety concerns for pedestrians and cyclists using Banters Lane to access the site as single-track road with no footways • Increased congestion in the area. Support: • Welcome the inclusion of historic and natural environment within the policy, the wording is positive. Change of red line area and strengthened policy wording and criterion address our previous concerns (Historic England PS1781) • The landowners support the allocation of site 5c for residential development and are willing to work with the other landowners to create a masterplan which promotes connectivity across the Strategic Growth Location (Landowners of 5c PS1750). Modification/s requested: • To be consistent with national policy the Policy should include a statement on protecting and enhancing existing biodiversity assets. The section on Site Infrastructure Requirements should include a statement requiring financial contributions to reduce recreational impacts on EWT's Sandylay and Moat Woods nature reserve (Essex Wildlife Trust PS1156) • Policy requires strengthening to comply with para 118 of the NPPF. The River Ter SSSI needs to be explicitly mentioned in the policy to avoid any impact on it (Natural England PS2092) • Policy should be reworded to support a minimum of 100 new homes (Landowners of 5c PS1750) • Reference to the main vehicular access off Banters Lane, the phasing of delivery being reliant on the provision of a new primary school, and the need for a MRA should be removed from the Policy (Landowners of 5c PS1750). Other comment/s: • Support the NE Bypass but this has to be a prerequisite for the development (North West Parishes Group PS1827) • Development must be accompanied by the necessary infrastructure to ensure that it does not impact on nearby Villages (North West Parishes Group PS1827) • Concern that residents will have to travel out of town to access facilities (Great and Little Leighs Parish Council PS2032) • Concern for wildlife in ancient woodlands nearby (Great and Little Leighs Parish Council PS2033) • Lack of school places to support development (Great and Little Leighs Parish Council PS2033) • Site was previously deemed as unacceptable, unclear what has changed (Great and Little Leighs Parish Council PS2033) • Comments made to this section in relation to other sites or policies have been summarised in the relevant section of this report.

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7.273	Objection: • No consideration given to impact on the adjoining Parish of Black Notley Braintree, especially with the 1750 dwellings proposed by Braintree District Council at Black Notley (Black Notley Parish Council PS1520) • Increased congestion to the wider area (Black Notley Parish Council PS1520) • No green buffer provided between Great Leighs and Black Notley (Black Notley Parish Council PS1520).
7.274	Objection: • Safety concerns for pedestrians and cyclists using Banters Lane to access the site as single-track road with no footways • Increased congestion in the area.
7.275	Modification/s requested: • Reference to new and enhanced pedestrian and cycle links between the site and the wider area should be amended to ‘‘full multi-user links’’ rather than limited to pedestrians and cyclists. Any rights of ways severed by the new bypass should be bridged/underpassed or new multi-user crossings created wherever possible, as part of the overall Masterplan for the area (Essex Bridleways Association PS872).
LOCATION 6 – NORTH OF BROOMFIELD	
Strategic Growth Site 6 North of Broomfield	Objection: • There will be an unacceptable increase rat running and traffic congestion between hospital approach and City Centre (Little Waltham Parish Council PS1840, Broomfield Parish Council PS1837, North and West Parishes Group PS1810) • Site is unsustainable and isolated from City Centre (Little Waltham Parish Council PS1840, Broomfield Parish Council PS1837, North and West Parishes Group PS1810) • The detail of the development should be refined through a Neighbourhood Plan process (Broomfield Parish Council PS1837, North and West Parishes Group PS1810) • While the number of units on site has been reduced the overall development area for the site has not (Broomfield Parish Council PS1837, North and West Parishes Group PS1810) • Site is remote from the centre of Chelmsford with limited facilities to be provided, and available in the locality and will not contribute to the sustainability of Broomfield. Location is unjustified, when assessed against the evidence and would not be deliverable (Hammonds Estates LLP PS1310) • Unacceptable impact on wildlife and ecology in the area • Broomfield will lose its Village identity • Increased pollution in the area from additional vehicles on the roads • Current infrastructure is inadequate to support development. More transport infrastructure, GPs, schools and Hospital provision required to support the development • There is no affordable housing proposed • Transport infrastructure needs to be in place before the housing is built • The proposed access road will shift existing congestion further north and onto Sheepcoates roundabout • There is no direct cycle link to the City Centre from this site

Section/Para/ Policy	Summary of responses
	• Development on good agricultural land should be avoided • Concerns on the growth North of Broomfield but welcome the reduced scale of development since the previous consultation (North West Parishes Group PS1826). Support: • The requirement in the policy for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed (Sport England PS535) • The benefit of this development in improving transport access to the Hospital. Keen to work with CCC with the development of green travel and public transport opportunities in this location (Mid Essex Hospital Services NHS Trust PS2096) • Supports the delivery of the site (Countryside Properties PS1908) • Support for the reduction in numbers on the site • New cycle links are needed to support better commuting and recreation in the area. Modification/s requested: • Amend first bullet point under 'Historic and Natural Environment' to: protect enhance the setting of nearby heritage assets, including the scheduled monument (Historic England PS1783) • Site is capable of supporting more than 450 homes. Policy should be amended to provide flexibility to determine the capacity of the Site through the masterplanning process (Bloor Homes Eastern PS1248) • Amend policy to remove the need for Site 6 to provide the access road across the hospital site, but for the SPA1 area to provide the road within its site (Bloor Homes Eastern PS1250) • The education strategy should plan positively for future growth and site 6 should be reserved for a new primary school. The number of homes on site should not be constrained by educational requirements (Bloor Homes Eastern PS1253). Other comment/s: • The site must include landscape and woodland improvements within the allocation area (Broomfield Parish Council PS1837, North and West Parishes Group PS1810) • New access road and downgrading of local roads is vital for development (Little Waltham Parish Council PS1840, Broomfield Parish Council PS1837, North and West Parishes Group PS1810) • The site should be for the expansion of the Hospital and the housing moved further north or to another site (BJ Architectural Design PS1031).
7.282	Objection: • The land is good grade agricultural land and should not be built on. Other comment/s: • The number of houses should not be allowed to increase beyond that in the Local Plan.
7.285	Other comment/s: • Location 6 could have been brought forward in tandem with Preferred Options

Section/Para/ Policy	Summary of responses
	Site EC3 (Broomfield Place).
7.286	Objection: • The site is neither an extension of Broomfield or Little Waltham, nor will it create a sustainable stand-alone community.
7.287	Objection: • There is no need for a secondary access road to the Hospital • It would not be impossible to make Woodhouse Lane and North Court Road local access only • Concern for the impact of the development on the residents of Farleigh Hospice. Modification/s requested: • Delete Para 7.287 and replace with: The opportunity for Broomfield Hospital to have a Secondary Access Road is facilitated by the development of the site. The Policy SPA1 looks to the further development of Broomfield Hospital incorporating a safeguarded corridor linking the Hospital campus roads with the B1008. The opportunity also exists for improved access to Farleigh Hospice and the King Edward VI Grammar School playing fields through the downgrading of Woodhouse Lane and North Court Road to routes for local access only (Bloor Homes Eastern (PS1252). Other comment/s: • The secondary access road should provide priority ambulance access to the Hospital and improved access to Kind Edward VI playing fields.
7.288	Objection: • Increased traffic from the site and Great Leighs development will cause unacceptable traffic congestion in the area.
7.289	Modification/s requested: • 'Efforts' at the beginning of the last sentence of this paragraph is not strong enough. This should be a requirement.
7.291	Modification/s requested: • Delete last two sentences of para 7.291 and replace with: In implementing the Secondary Access Road across land safeguarded by policy SPA1, the Hospital shall consider any necessary mitigation including compensatory measures which replace any habitat lost as part of its construction (Bloor Homes Eastern (PS1251).
7.293	Modification/s requested: • Paragraph has missed off reference to Woodhouse Cottage on the corner of Woodhouse Lane.
Travellers Site GT1 Drakes Lane Gypsy and Traveller Site	Objection: • Site conflicts with para 13 of NPPF as is removed from services and facilities (WH Marriage & Sons Ltd PS1230, North Chelmsford Villages Community Group PS1850) • GTAA is not compliant with PPTS and the numbers are not justified (North Chelmsford Villages Community Group PS1850)

Section/Para/ Policy	Summary of responses
	• Alternative sites to this have not been considered (North Chelmsford Villages Community Group PS1850) • The site should not be an 'existing commitment' (North Chelmsford Villages Community Group PS1850) • Site is too close to the nearby Cranham Hall site and other nearby uses (North Chelmsford Villages Community Group PS1850) • The site has not been shown to be deliverable (North Chelmsford Villages Community Group PS1850). Modification/s requested: • Site should be deleted (WH Marriage & Sons Ltd PS1230, North Chelmsford Villages Community Group PS1850).
Existing Commitment EC3 Great Leighs – Land East of Main Road	Objection: • There is no consideration given for the impact on the infrastructure in the parish of Black Notley (Black Notley Parish Council PS1524). Support: • Support the identification of this site within the LP (Gladman Developments Ltd PS1636) • Welcome the inclusion of historic and natural environment (Historic England PS1782). Modification/s requested: • A link road should be built between Notley Road and London Road (Black Notley Parish Council PS1524) • Amend to extend consideration of setting as a development requirement to scheduled monuments and listed buildings (Historic England PS1785).
Existing Commitment EC4 East of Boreham	Support: • Support the identification of this site within the LP (Gladman Developments Ltd PS1637). Modification/s requested: • Amend third bullet point to read "protect or where possible enhance the character or appearance of the two conservation areas …" (Historic England PS1786).
GROWTH AREA 3 – SOUTH AND EAST CHELMSFORD	
7.321	Objection: • Concerns about additional traffic, suggest a new road north of the town • Location for Travelling Showpeople should be close to a trunk road • Concern over school, health, sports facility and flood capacity • Safety concerns for crossing Burnham Road.
7.323	Objection: • Expansion proposed in Maldon's Local Plan should be carefully considered. Modification/s requested: • Bicknacre and Danbury are capable of accommodating further growth in sustainable locations (refers to section 8 of attachment 1159743PS-A)

Section/Para/ Policy	Summary of responses
	(Gladman Developments Ltd PS1638).
LOCATION 7 – NORTH OF SOUTH WOODHAM FERRERS	
Strategic Growth Site 7 North of South Woodham Ferrers	Objection: • Infrastructure requirements - will require funding that far exceeds what can be generated by the new development (South Woodham Ferrers Town Council PS827); there is a large funding gap with no indication of how this will be met (South Woodham Ferrers Town Council PS1440); concern that infrastructure provision will be provided in a piecemeal way if left to the developers; infrastructure should come ahead of development • SWF is not getting a primary school on a definite basis, the proposed school for expansion is away from the development, school should be provided on site (South Woodham Ferrers Town Council PS1440) • Site Infrastructure Requirements, 1st bullet - question whether, in the current legal framework that allows Free School provision, it is appropriate for a Local Plan policy to specify that education facilities can only be provided by the LEA (Countryside Properties (UK) Ltd PS1224) • Risk that business floor space and retail space will "cannibalise" Maldon's plans (Burnham-on-Crouch Town Council PS1563); home delivery has become a way of life, additional business floor space is not required • Travelling Showpeople plots - there does not appear to be any evidence that suggests identified households require plots in the South Woodham area (Countryside Properties (UK) Ltd PS1224); Travelling Showpeople are historical from the days of Fairs and Circus, no relevance now; their vehicles (and other HGVs) will damage the roads • Traffic modelling states that highway mitigation is not possible at the Burnham Road/Ferrers Road junction, although the Policy requires it (South Woodham Ferrers Town Council PS1440) • The railway line is near capacity; unless there is extra capacity on the railway the only choice for many residents is to travel by car (South Woodham Ferrers Town Council PS1440); detailed modelling is needed to assess rail line capacity and demand to identify and mitigate shortfalls (Burnham-on-Crouch Town Council PS1563); capacity of the rail network is limited by the single Southminster branch line and mainline capacity; suggest 12 coach trains and extended platforms • Division of the town by the B1418 is detrimental (South Woodham Ferrers Town Council PS1440); a need for a new circumference road to the north of development; otherwise the town will be effectively split in two by the B1012 • Concern over traffic impacts from Site 7, and other cross boundary impacts; developers need to be made to provide highway improvements in a timely manner (Runwell Parish Council PS911) • Traffic impact and need for circumference road, plus additional traffic from Maldon district; need for additional trains and track; failure to properly assess other better sites such as between Wickford Road and A132 which could use Battlesbridge station (Stow Maries Parish Council PS2026) • A132 should be a dual carriageway, with improved street lighting and pedestrian crossing by Hayes Country Park • Multi-user links should be established along the northernmost boundary to enhance the network for all users and link to existing routes (Essex Bridleways Association PS873); a bridge or traffic light controlled multi-user crossing is needed including for horses; it should be demonstrated how this can be constructed/used whilst retaining privacy and amenity of nearby properties

Section/Para/ Policy	Summary of responses
	• Question whether a policy requirement to provide a car club facility for the benefit of the wider community is CIL Regulation compliant (Countryside Properties (UK) Ltd PS1224) • Concern about additional traffic and potential for congestion; additional traffic accessing Old Wickford Road roundabout; also about effects on access for emergency services; assessments for SWF saying roads are not heavily congested is not true • Traffic calming and speed reduction will be needed for Willow Grove; potential for negative impact on Willow Grove residents from traffic, noise and pollution • Concern for pedestrian safety accessing the town centre; and for pedestrians crossing the B1012 with potential for casualties on a regular basis • Additional pedestrian crossings and new roundabouts will cause traffic hold-ups • New housing will be built with limited parking; the proposed car share would be unlikely to work • Rettendon Turnpike, Sadlers Farm, A12, A127, A13 – lack of details for impact or mitigation for additional traffic • The closeness of the site to a variety of designated sites, the condition of the Crouch and Roach Estuaries which is also a core area of biodiversity and ecological importance contravenes Policy S1, S11, S13, NE1 and the NPPF (South Woodham Ferrers Town Council PS1440) • The closeness of the site to 6 Grade II listed buildings within 500 m of the site contravenes Policy S1, S5, S6, S13, HE1 and the NPPF (South Woodham Ferrers Town Council PS1440) • Unacceptably prominent location with wide environmentally damaging impact – on Bushey Hill, other protected sensitive sites (Stow Maries Parish Council PS2026); concern about overall impact on biodiversity and landscape; beautiful open countryside will be lost; will be urban sprawl • Significant negative effects on the Crouch and Roach Estuaries SPA/Ramsar and Essex Estuaries SAC and the rare and unique nature of this habitat; additional visitor pressure on these sites • The site should be designated as Green Belt • Development in land to the east is inappropriate due to proximity to the Garden of remembrance (South Woodham Ferrers Town Council PS1440) • When SWF was built there was a promise there would never be any development north of the B1012 • Design should adhere to the Essex Design Guide; SWF has a distinct style that should be enforced • Area 7 is far larger than needed for 1,000 homes; concern about potential for future expansion above 1,000 homes; area is twice the size needed • No evidence on SWF's retail jobs focus or that retail in SWF could benefit from enhancements, or how the lack of town centre parking will be addressed (South Woodham Ferrers Town Council PS1440) • Insufficient study into housing needs, suggest specialist residential homes for older people on this site (South Woodham Ferrers Town Council PS1440); concern that the mix of houses may not reflect local needs; lack of affordable homes particularly for long term residents; affordable percentage should be greater than market housing • Amount of business floorspace proposed is inadequate (South Woodham Ferrers Town Council PS1440) • Plans are seriously flawed and unsustainable in every relevant planning sense (Stow Maries Parish Council PS2026)

Section/Para/ Policy	Summary of responses
	• Unsuitability of site which is seriously blighted by pylons (Stow Maries Parish Council PS2026) • Unsuitability of site which is blighted by air traffic, development will be beneath take-off/landing routes for Stow Maries Great War Aerodrome (Stow Maries Parish Council PS2026) • Important to ensure that the policy requirement for a masterplan does not adversely affect the delivery of new homes in the Plan Period - by the process required; the number of masterplans sought; that they do not duplicate planning application matters; that their function is clear (Countryside Properties (UK) Ltd PS1224) • Part of the site is in Flood Zone 2/3, flooding will increase with new housing particularly around Old Wickford Road; concern about where surface water will drain to • No evidence that the sewage treatment works has been or will be assessed for capacity • This will lead to two town centres which will be uneconomic for small/medium sized retail units so visitors will not be encouraged to stop instead of going to Chelmsford or Basildon • There is no police or fire presence in the town; limited ambulance service • Collingwood School is quite some distance from the development and there are potential safety issues in young children getting to and from school from the new development; a primary school should be provided on site • Concern for impact on GP/pharmacy/dental/healthcare provision which is already overstretched; concern that possible closures in town centre in favour of new facilities will leave the town centre with fewer amenities • Brownfield sites to the south and east could be used if needed • Local residents' comments and submissions in the South Woodham Ferrers area have been ignored; previous comments are not being sent to the Inspectorate; consultation did not allow comments to be made easily; the Consultation Portal is difficult to use; too much jargon • Easements and safety concerns for high tension pylons, gas main and water main are not addressed; a full radiation survey is needed to assess health risks. Support: • Welcome the inclusion of historic and natural environment, and that development should retain and be defined by the existing pattern of historic and landscape features (Historic England PS1787) • Welcome the requirement for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities (Sport England PS536) • Although concerns remain on development impact on the capacity of the railway line. Also, ensure that there is good pedestrian access to the train station to minimise the use of cars during the rush hour peak on the A132 and surrounding roads which could hinder access to and from Maldon District (Maldon District Council PS1573) • New homes are desperately needed, the sooner the better • Planned increase in rail passenger capacity will help to alleviate some people's concerns. Modification/s requested: • Under 'Site infrastructure requirements', include: Capacity improvements to

Section/Para/ Policy	Summary of responses
	the A132 between Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements to be brought forward as early as possible (ECC PS980) • Under 'Site infrastructure requirements', include: Multi-user bridge across the B1012 in South Woodham Ferrers (ECC PS980) • Request that the wording is amended to include an explicit reference to the setting of listed heritage assets. Use of buffer zones and landscaping strategies will likely be a benefit in mitigating some of these aspects of setting, but the policy could be expanded to refer to setting generally (Historic England PS1787) • Reference to the RAMS is required. Given the proximity of the development to the Crouch and Roach SPA and Ramsar site, a project level HRA is needed to address other impacts. This needs to be incorporated into the policy wording (Natural England PS2081) • The clarity of the policy would be helped if repetition under policy sections could be removed (Countryside Properties (UK) Ltd PS1224) • Movement and Access, 1st bullet - the text "maximising" opportunities for sustainable travel is an imprecise term; the use of superlative language (i.e. "the highest" or "the most" etc) does not provide clear guidance as other measures may be available (Countryside Properties (UK) Ltd PS1224) • Amount and type of development - inappropriate for the Plan to prescribe the space should be divided into 'a range of types and sizes', or prescribe that it should be 'flexible' - request that the words "providing a range of unit sizes and types" and "flexible" be deleted (Countryside Properties (UK) Ltd PS1224) • Supporting on-site development – suggests that the 1,000 sqm of business floorspace has to be provided within the Neighbourhood Centre, but it could be provided separately to the Neighbourhood Centre; suggest amend text; also 3rd bullet point relating to the business floorspace is unnecessary and repetitive (Countryside Properties (UK) Ltd PS1224) • Planning permission for Sainsbury's already provides for a level of floorspace in excess of the policy requirement, plus additional smaller scale provision associated with the fuel station; request the addition in the Policy of the words "inclusive of consented floorspace within the site area" in brackets after the reference to the 1,900 sqm floorspace figure; and clarify also in the RJ (Countryside Properties (UK) Ltd PS1224) • Movement and access, 6th bullet - this criterion should refer more generally to "Delivering appropriate public transport access to serve the site" (Countryside Properties (UK) Ltd PS1224) • Movement and access, 7th bullet - suggest that the most appropriate means of securing high quality pedestrian and cycle links is to improve existing, rather than providing new routes. Change to "Provide additional and/or improved pedestrian and cycle links ..." (Countryside Properties (UK) Ltd PS1224). Other comment/s: • This is a new community that is an extension to the whole town, not the neighbourhood (ECC as Landowner PS1598) • Allocation has a greater capacity than 1000 homes, Policy should state this as a minimum, further development could take place after 2036 (ECC as Landowner PS1598) • Education contribution should be proportionate to the number and type of homes provided (ECC as Landowner PS1598) • There are a number of options for access, it should not be fixed at this stage

Section/Para/ Policy	Summary of responses
	particularly in relation to the eastern parcel (ECC as Landowner PS1598) • There are a number of places where issues are conjoined in a paragraph implying that there is a link between them when in fact there is none (ECC as Landowner PS1598) • Welcome the safeguarding of land for schools, the confirmation of school sizes, and requirements for financial contributions to off-site provision (Education and Skills Funding Agency PS1891); the need for a new school is questioned, utilise Chetwood and St Mary's at Woodham Ferrers instead • Prefer that no buildings are built directly beneath overhead lines due to the amenity of property occupiers, and the need for quick and easy access for maintenance. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid policy is to retain overhead lines; see published guidance for design and safety clearances (National Grid PS320) • Easements and safety concerns for high tension pylons, gas main and water main are not addressed.
7.325	Objection: • Concern about additional traffic and potential for congestion • Concern for pedestrian safety accessing the town centre • Train services will not be expanded • No evidence that the proposed car share scheme will work • Proposals for SWF are not infrastructure led (like Strategic Growth Site 4 are) • Concern that pylons will pose a health risk • Travelling Showpeople vehicles are unsuitable for local roads • Concern that there are no additional jobs, resulting in additional commuters • Previous objections have not been addressed • Consultation did not allow comments to be made easily; Consultation Portal is difficult to use • Development will be very visual, from neighbouring Maldon district and Rochford across the River Crouch. Other comment/s: • Concern that two GP surgeries have recently closed and medical services are stretched; there are long waits for doctor's appointments; more medical services are needed.
7.326	Objection: • Town will be split by B1012. A new outer ring road is needed. Concern for pedestrian safety crossing the B1012 (South Woodham Action Group PS840) • At least 6 crossing points should be provided on B1012 and B1418, and new footpath the length of the development from new petrol station to Compass Gardens • Proposals for SWF are not infrastructure led (like Strategic Growth Site 4 are) • Concern about additional traffic and potential for congestion • Primary schools are at maximum capacity • Flooding will increase • Concern for economic growth. Other comment/s:

Section/Para/ Policy	Summary of responses
	• Concern that two GP surgeries have recently closed and medical services are stretched; there are long waits for doctor's appointments; more medical services are needed.
7.327	Objection: • Concern for GP/dental/healthcare provision. Concern that possible closures in town centre will leave SWF with fewer amenities (South Woodham Action Group PS840); concern that health facilities in the town centre will close in favour of new facilities as part of the development • Concern at lack of police and fire service.
7.328	Objection: • CIL figure is not sufficient to improve already overstretched facilities (South Woodham Action Group PS840) • Existing town centre health facilities are in the most convenient place.
7.329	Objection: • Concern for lack of affordable housing (South Woodham Action Group PS840) • Should be a clear 35% affordable housing requirement.
7.330	Objection: • Oppose allocation of traveller show person site as this should be located by a major access road network (South Woodham Action Group PS840); local roads are not suitable for HGVs; no evidence to suggest SWF is not already a mixed and balanced community or that including travellers will solve this issue; concern that Travelling Showpeople site will not be supervised • Concern for lack of affordable housing.
7.331	Objection: • Concern for lack of school places and potential detrimental effect this will have on children's education (South Woodham Action Group PS840); concern that pupils will have to be bussed to school elsewhere; should provide a primary school in the development area • Concern that more travellers may try to pitch than what has been allocated • More discussion needed with residents regarding any plans to improve the road network • Need a pavement along the B1012 for schoolchildren • The trains at rush hour are already packed before they leave, further housing will push more traffic on the road • Proposal will increase the strain on healthcare facilities.
7.332	Modification/s requested: • At paragraph 7.332, suggest replacing the word "office" with "business" in order to ensure a consistency of language as regards the 1,000 sqm of business floorspace (Countryside Properties (UK) Ltd PS1224).
7.333	Objection: • Easements and safety concerns for high tension pylons, gas main and water main are not addressed.

Section/Para/ Policy	Summary of responses
7.334	Objection: • Concern for flood risk (South Woodham Action Group PS840); particularly at Old Wickford Road, The Whalebone, Shaw Farm, Tropical Wings – and that development will increase the flood risk • SWF east sea defences are now lower than when constructed, concern about tidal flood risk.
7.335	Objection: • The rail service would need to be significantly upgraded to meet the needs of the new development and existing town (South Woodham Action Group PS840); trains are at capacity; additional capacity should be provided all the way to Liverpool Street, not just to Wickford; peak time train service should be increased • Railway station car parking is inadequate; streets around the railway station are used for car parking.
7.336	Objection: • Town will be split by B1012. A new outer ring road should be built. Concern for pedestrian safety crossing the B1012 - particularly children and the elderly (South Woodham Action Group PS840) • Bus services are unsatisfactory – routes should be provided to Wickford, Chelmsford and towns and village on the Dengie peninsula • Park and Ride service charges per person, making it cheaper to park in Chelmsford city centre for a car with multiple people • Rail services need to be increased. Other comment/s: • Additional crossing points and roundabouts on the B1012 will slow traffic and add to traffic queues • Insufficient space available on the south of the B1012 for a bridge.
7.337	Objection: • At least 6 crossing points should be provided on B1012 and B1418, and new footpath the length of the development from new petrol station to Compass Gardens.
7.338	Objection: • Residents of the Dengie and SWF have limited transport choices; a large number of people drive through the B1012 to London • Bus services are unsatisfactory – routes should be provided to Wickford, Chelmsford and towns and village on the Dengie peninsula • A car club and public transport will not be sufficient.
7.339	Objection: • Seeking practical measures to discourage commuters using the villages of East Hanningfield, Bicknacre and Woodham Ferrers as short cuts to the A12 and Chelmsford (East Hanningfield Parish Council PS887) • Need to consider proposals in the Maldon Local Plan for housing growth and its effect on SWF • Development is not infrastructure led like Strategic Growth Site 4 • No details of traffic/road mitigation.

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	Other comment/s: • Additional crossing points and roundabouts on the B1012 will slow traffic and add to traffic queues • A132 should be a dual carriageway, and Hayes Country Park access should have street lighting and a pedestrian crossing, a no right turn eastbound, and a slip lane westbound – many people cross the road to use nearby pub/restaurant • Any through road from the Dengie area should be north of the new development.
7.340	Objection: • Plan should protect wildlife at Bushey Hill • No explanation of how protected species and ancient woodland will be protected. Modification/s requested: • Request that text is modified to include impacts of development on the Basildon Borough (Basildon Borough Council PS587).
7.342	Objection: • The Plan should fully consider the impact of this development on the listed properties and their surroundings; there are six Grade 2 listed buildings between 16m and 500m of the site.
7.343	Objection: • Concern for health risks associated with pylons. The pylons need to be removed to confirm they will not be used in the future. If not, the site is not suitable for development (South Woodham Action Group PS840).
7.344	Objection: • The pylons need to be removed; if not, the site is not suitable for development • Concern for health risks to residents from not removing the pylons.
7.345	Objection: • Important to carry out a full archaeological survey.
LOCATION 8 - BICKNACRE	
Growth Site 8 South of Bicknacre	Objection: • Object to the small number of homes that have been allocated at Bicknacre. Bicknacre is a highly sustainable location, where residents have access to a good level of services and public transport links. The village can accommodate a higher level of growth than 30 dwellings. Promoted site north of Peartree Lane should be allocated for development. • Not a sustainable development and would fail to provide for a range and mix of housing types. Land to the east of St Giles, Moor Hall Lane, Bicknacre should be allocated for about 100 units, to include extra care and affordable housing (Genesis HA PS1846). Modification/s requested: • Reference to the RAMS is required for Growth Site Policy 8, not just in supporting text. The policy to be amended to specify needs for contributions from developments towards RAMS. The policy to be rewritten to make sure

Section/Para/ Policy	Summary of responses
	Thriftwood SSSI is protected and enhanced (Natural England PS2085). Other comment/s: • Welcome the policy amendment to address previous comments and that it requires development to consider the setting of the Grade II Star House (Historic England PS1788).
LOCATION 9 - DANBURY	
Strategic Growth Site 9 Danbury	Objection: • Unable to comment due to no map showing the allocation or extent of site (Historic England PS1789) • Add reference to RAMS for SSSI and European protected sites in Policy, and specify needs for contributions & mitigation for sites (Natural England PS2086) • Concern about increased recreational pressure, Policy should include requirement for impact assessment of development on SSSI (National Trust PS1042) • Allocations should be large enough to meet affordable housing requirements; need a review mechanism if the neighbourhood plan is delayed (Hill PS1939). Support: • Site east of Riffhams Lane and north of Elm Green Lane should be considered as an appropriate site, submitted to Danbury Neighbourhood Plan Call for Sites and as SLAA site. Other comment/s: • NHS England would require mitigation for health from this allocation (NHS England PS1671) • Should be no more homes without a bypass in place • Mechanism needed to enable the 100 dwellings to be delivered if NP has not been brought forward within 18 months of Plan being adopted.
7.356	Objection: • Woodham Walter Parish Council should be included as a key stakeholder regarding Woodham Walter Common (Woodham Walter Parish Council PS1247).
7.360	Objection: • Review of the DSB around Danecroft is illogical, unclear and not robust. Policy and RJ should address DSB definition. Other comment/s: • Disappointed that no Green Wedge is identified between Danbury and Sandon (Danbury Parish Council PS188).
Existing Commitment EC5 St Giles, Moor Hall Lane, Bicknacre	Modification/s requested: • Amend policy to allow for 50 (instead of 32) new units (Genesis HA PS1845) • Amend policy to specifically allow for an extra care scheme (Genesis HA PS1845).
SPECIAL POLICY AREAS	
7.367	Modification/s requested:

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	• Designated the BAE site in Great Baddow as an additional Special Policy Area • A new SPA should be included covering the City Centre or part of it (such as the West End) and designated as a 'Creative Enterprise Zone' or 'Cultural Cluster' where there is a requirement to: - protect or replace existing cultural venues, facilities and creative business uses - support the development of new cultural facilities - provide affordable workspace to creative businesses - ensure that all development include or contribute to new cultural venues or facilities - design the public realm so that it facilitates outdoor cultural events - contribute to events and other cultural activities identified in a Cultural Strategy that is to be prepared by the Council (Chelmsford Civic Society PS1332).
Policy SPA1 Broomfield Hospital Special Policy Area	Objection: • Hospital approach should remain the preferred access road. Support: • Endorse draft Spatial Strategy with regard to Countryside Properties' interests to the delivery of this site. Modification/s requested: • Amend policy to remove the need for Site 6 to provide the access road across the hospital site, but for the SPA1 area to provide the road within its site (Bloor Homes Eastern PS1250) • A third access road could be created via Woodhouse Lane.
Policy SPA2 Chelmsford City Racecourse Special Policy Area	Support: • Supportive of minimising car travel and the impact of floodlighting (Braintree District Council PS1728). Modification/s requested: • Amend policy so development will preserve the nearby listed buildings and their settings (Historic England PS1790).
Policy SPA3 Hanningfield Reservoir Special Policy Area	Modification/s requested: • Amend to refer to recreational disturbance – '….and promoting the nature conservation interests and recreational uses of the reservoir without impacting upon the nature conservation interests of Hanningfield Reservoir SSSI through recreational disturbance.' (Natural England PS2093).
Policy SPA6 Writtle University College Special Policy Area	Modification/s requested: • Boundary should be redrawn to cover further land holdings within Writtle University College's ownership • Include reference to educational aspirations and reference to an agreed Master Plan for the site.
8. PROTECTING AND SECURING IMPORTANT ASSETS	
SECURING THE RIGHT TYPE OF HOMES	
Policy HO1 Size and Type of Housing	Objection: • Justification for M4(2) requirement at Part A) is not evidenced or justified against PPG – should be removed • 5% minimum to meet M4(3) requirement at Part B) is not evidenced – should be removed • 5% self-build requirement at Part C) is not justified or evidenced

Section/Para/ Policy	Summary of responses
	• Policy has no flexibility and is unsound • Provision of Specialist Residential Accommodation is not evidenced • Unclear how compliance with Part C) ii will be judged • Smaller settlements (below 100+ dwellings) could provide Specialist Residential Accommodation. Modification/s requested: • Amend Part C) to require up to 1% of self-build homes subject to evidence • Amend Part A) ii to: 'a proportion of dwellings meeting M4(2) of the Building Regulations' • Delete Part C) i and add new paragraph at end of policy: 'The inclusion of self build and custom build plots will also be encouraged' • Mechanism needed to allow self build plots to revert to marketing housing after a certain period. Other comment/s: • Chantry Farm (CFS81/17SLAA32), should be allocated for specialist residential accommodation.
8.5	Modification/s requested: • Clarify that the requirement to review the percentage of self/custom build plots against the latest housing need will not apply to reserved matters applications where outline consent has been given.
8.6	Modification/s requested: • Amend second sentence to include age restricted housing in examples of Specialist Residential Accommodation.
Policy HO2 Affordable Housing and Rural Exception Sites	Objection: • Policy should recognise the impact of viability on affordable housing • SHMA and Plan fails to justify the upwards adjustment from the 23% affordable housing need identified • Specialist Residential Accommodation should be considered as an acceptable rural exception. Modification/s requested: • Amend first sentence to 'The Council will require, subject to viability, the provision of 23%...' • Amend affordable housing provision to 30% • Amend Part B to: 'Planning permission will be granted for affordable housing on small sites within the settlements listed in paragraph 8.16…' Other comment/s: • Land east of Vicarage Lane, Great Baddow, could provide new starter homes.
8.16	Modification/s requested: • Galleywood is included in the list of settlements • Great Baddow is included in the list of settlements.
HO3 Gypsy,	Objection: • Sites should be kept to a minimum size to reduce impact on the countryside.

Section/Para/ Policy	Summary of responses
Traveller and Travelling Showpeople Sites	Modification/s requested: • Amend Part A) iii to no more than 5 pitches or plots • Amend Part B) iv to more than 5 pitches or plots • Amend first paragraph to: 'who meet the national Planning Policy for Travellers Sites (PPTS) definition. This provision will be met through sites within the master plan areas of the Strategic Sites listed in Policy S9 and on other sites which meet the criteria set out below'.
SECURING ECONOMIC GROWTH	
Policy EM1 Employment Areas and Rural Employment Areas	Objection: • Policy is unduly restrictive. Council need to set out the circumstances against which the loss of employment land will be considered appropriate. Such a policy may seek a period of marketing for employment uses (Persimmon Homes Essex PS1122). • Allocation boundaries are drawn very tightly around existing premises and parking areas. This restricts opportunities for enhancement and expansion of the Rural Employment Areas. Greater flexibility afforded to Rural Employment Areas such as Old Park Farm and Whitbreads Business Centre, through the relaxation of the proposed allocation boundaries and inclusion of potential areas for future expansion, such as a small parcel of land to the north east of the current office buildings (Strutt & Parker (Farms) Ltd PS1859 and PS1879). • Land north of Brooklands site should be allocated as a Rural Employment Area. Selection criteria for Rural Employment Areas is too restrictive (Miscoe Enterprises Ltd PS1911). • Proposed designation of the site within an Employment Area does not provide flexibility to adapt to change and is not consistent with Paragraph 22 of the NPPF which seeks to avoid the unnecessary blanket protection of sites (Legal & General PS1898) • The assessment of local housing need is not justified and results in a housing target which is not positively prepared. Additional housing supply will need to be identified and, in this regard, consider that the site at Bilton Road Industrial Estate could make a significant contribution to meeting local housing needs and should therefore be identified accordingly within the Plan (Legal & General PS1898). Support: • Support provision of Rural Employment Areas. Modification/s requested: • Whilst the flexibility to include some non B Class uses within employment areas is welcome, the effective exclusion of retail is considered unduly onerous. National and local retail policy tools are available to avoid proliferation of retail uses. Suggested amendment to criteria i. 'The use does not fall within Class A Use Classes unless it meets a clearly defined local need and cannot reasonably be located elsewhere within the area it serves' (Aquila Developments Ltd PS513) • Set out the circumstances against which the loss of employment land will be considered appropriate (Home Builders Federation PS1678). Other comment/s: • It is considered that the employment opportunities offered by the recently

Section/Para/ Policy	Summary of responses
	permitted site for Mill and Traveller Sites together with the existing business areas would be entirely appropriate between Drakes Lane and Cranham Road. An employment development could link to the wider proposals for North East Chelmsford Garden Village and contribute to the growth of the area. Site CFS125 should be considered in the Rural Employment Area Technical Note (Cliffords Ltd PS1989).
PROTECTING THE COUNTRYSIDE	
Policy CO1 Green Belt, Green Wedges, Green Corridors and Rural Areas	Objection: • Object to the proposed boundaries of the Green Corridor extending east from Chelmsford- they are ill-considered, not justified and are not supported by evidence – see Green Wedge and Green Corridor report prepared by representor (Hammonds Estates LLP PS1313) • The Green Corridor designation is intended to apply to river valleys – this does not apply to Land north of Main Road, Boreham. Land at Generals Farm should be included in Chelmsford Urban Area boundary. • Object to land in Anglian Water's ownership as a Green Wedge. It does not perform the Green Wedge function and could be a barrier to water recycling investment and operation (Anglian Water PS1260) • No regard given to the need for additional development to meet growing population of the Green Belt settlements. Land North of Main Road, Margaretting can contribute to this • Better infrastructure and poorer quality in land south of Chelmsford – Green Belt review should have been undertaken (Little Waltham Parish Council PS1839) • Object to Part D) – impacts on the rural area should be considered in the planning balance exercise • Land south of Brooklands should not be in the Green Wedge • Land North East of 148 The Street, Little Waltham should be removed from the Green Wedge and allocated for development • Land west of Farrow Road, Widford should not be designated as Green Wedge • Green Wedge locations should not be prematurely discounted. Land north of Brooklands should be removed from the Green Wedge and designation as a Rural Employment Area • Land to the west of Seven Ash Green should be allocated for development (New Hall Properties PS2071) • Land north of Mill Road, North End should be removed from the Green Corridor and allocated for development • Land at Larmar Engineering should be removed from the from the Green Belt and included in the Margaretting DSB (Larmar Engineering PS1972) • Object to Green Wedge and Green Corridor designations. Places restrictions akin to Green Belt, contrary to national policy • The Green Wedges and Green Corridors Review Report is unsound as it was not subject to public consultation to test changes to boundaries • Land at Rembrandt House, Broomfield should be removed from the Green Wedge and allocated for development • It is overly restrictive not to allow any development in the Green Wedge especially given much land is within proximity to Chelmsford City. Land at Saxon Way, Broomfield does not perform any of the specified roles of Green Wedge land and should be removed from this designation (Cliffords Ltd PS1943)

Section/Para/ Policy	Summary of responses
	• Challenge the Council's proposal to define a Green Wedge across an extensive area of land between Chelmsford and Writtle – there are some parts of the Green Wedge that could be considered of less value than others • The Green Corridor designated on land south east of the Lion Inn, Boreham is unjustified and substantiated (Cogent Land PS2050) • The Green Wedge is not a statutory designation and potential development in such areas should not be prematurely discounted. It is not appropriate for non-Green Belt areas to be subject to the same level of protection as Green Belt land (Hill Farm Chelmsford Ltd PS1931) Support: • Support is given to the rural environment being recognised and protected • Support Policy CO1 (and Policies CO2-CO7). Unlikely that Brentwood will be able to accept unmet housing need from adjoining areas as their plans involve allocating Green Belt land (Brentwood Borough Council PS1854) Modification/s requested: • Part B) should identify the important function of Green Wedges in terms of flood protection provision (Environment Agency PS620) • The Green Wedge Policy area is redrawn as shown on Plan EDP 4 (Bovis Homes Ltd PS2041). Other comment/s: • This policy is generally considered in-compliance with the NPPF (Redrow Homes PS1959) • At the first review of the Local Plan a Green Belt Review should take place. Lathcoats Farm site is a suitable site as part of any review • Strategic Growth Site 2 – West Chelmsford is inconsistent with Policy CO1.
Policy CO2 New Buildings and Structures in the Green Belt	Support: • Support the allowance of limited affordable housing for local needs. A small scheme on land at Newells could provide this • Support the recognition of the potential for the redevelopment of previously developed land subject to an assessment of impact on openness of the Green Belt based on a number of criteria. Modification/s requested: • Add following to the end of the first sentence of B) (after existing use and/or development) so in accordance with NPPF 'or would re-use previously developed land and contribute to meeting an identified local affordable housing need, while not causing substantial harm to the openness of the Green Belt' • Amend to more explicitly weigh the enhancement of education establishments as a significant benefit to a community.
PROTECTING THE HISTORIC ENVIRONMENT	
Policy HE1 Designated Heritage Assets	Objection: • Policy is overly prescriptive and not in compliance with the NPPF • Inadequate to ensure that Chelmsford's heritage is enhanced in future. Amendments suggested (see below) (Chelmsford Civic Society PS1334).

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	Support: • Policy now makes the necessary distinction between the tests in relation to substantial and less than substantial harm to designated heritage assets. • Pleased to see a standalone policy on designated heritage assets. The policy is clear and accords with the NPPF (Historic England PS1791). Modification/s requested: • Amend Part D) to 'unless the harm is outweighed by public benefit' (ECC PS984) • Amend Part E) to 'unless the harm is outweighed by public benefit' (ECC PS985) • Third paragraph of Part A) amended to 'The Council will ensure that the significance of heritage assets is sustained and enhanced to make significant and meaningful contributions to Chelmsford as 'Capital of Essex', its character and distinctiveness.' (Chelmsford Civic Society PS1334) • Additional text to accompany above change – 'Carry out a new assessment of the condition and value of all designated historic assets; We will set out a register of historic assets for the central and urban area, for each parish and for the City as a whole; We will prepare a strategic plan for the protection, enhancement and enjoyment of historic assets: adding an evaluation of categories - public buildings; commercial buildings; places of worship; community buildings; public houses; private homes; We will collaborate with the Civic Society in encouraging public and visitor interest in historic asset: utilising our Heritage and Visitor Centre for this purpose (Chelmsford Civic Society PS1334).
Policy HE2 Non-Designated Heritage Assets	Support: • Welcome a separate policy for non-designated heritage assets. The policy is clear and accords with the NPPF (Historic England PS1792) • Non-Designated Heritage Assets is compatible with para 135 of the NPPF.
Policy HE3 Archaeology	Support: • Welcome a separate policy for non-designated heritage assets. The policy is clear and accords with the NPPF (Historic England PS1794).
PROTECTING THE NATURAL ENVIRONMENT	
Policy NE1 Ecology and Biodiversity	Objection: • Wording is not compliant with the Habitats Regulations and is unsound due to non-compliance with paras 114 and 118 of the NPPF. The reference and commitment to the RAMS is currently in supporting text only - the Plan would fail legal and procedural compliance. Amendments suggested (see below) (Natural England PS2079) • Some important issues related to protecting the environment, are not given sufficient prominence in the Plan – i.e. Tranquillity, Water Resources, Light and Air Pollution (CPREssex PS751). Support: • Policy differentiates between the hierarchy of designated assets, which accords with paragraph 113 of the Framework • Policy broadly consistent with the NPPF. Modification/s requested:

Section/Para/ Policy	Summary of responses
	• Policy should include a statement clarifying that any development with the potential to impact on protected species will require relevant surveys and mitigation plans in accordance with Natural England's standing advice (Essex Wildlife Trust PS1175) • Additional wording: 'Contributions from developments will be secured towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive' (Natural England PS2079) • Policy reworded to: 'Development will only be permitted where it: - Protects, enhances, restores and implements appropriate conservation management of the biodiversity and/or geodiversity value of the land and buildings; - Minimises fragmentation and maximise opportunities for restoration, enhancements and connection of natural habitats (including links to habitats outside Chelmsford City); - Incorporates beneficial biodiversity and/or geodiversity conservation features, including features that will help wildlife to adapt to climate change where appropriate; and - Delivers a net gain for biodiversity and /or geodiversity in the district. • Proposals should particularly seek to contribute towards the United Kingdom Biodiversity Action Plan (UK BAP) priority habitats and species in Chelmsford City, and any additional Essex or National Forest Biodiversity Action Plan species' (Natural England PS2079).
8.106	Modification/s requested: • Enhanced by acknowledging that for sites adjacent to main rivers that principles around improving water related biodiversity should be included. Developers should consider contributing to the achievement of Water Framework Directives objectives through activities such as riparian tree planning, alien species removal, increasing in-channel morphology diversity, buffer strips (Environment Agency PS625).
Policy NE2 Trees, Woodland and Landscape Features	Support: • Policy broadly consistent with the NPPF. Modification/s requested: • Policy should be amended to ensure that it provides adequate coverage of Registered Parks and Gardens (Historic England PS1795).
Policy NE3 Flooding/SUDS	Support: • Is considered to be broadly consistent with the NPPF. Modification/s requested: • Reference should be made towards the Strategic Flood Risk Assessment as a key document supporting the policy (Environment Agency PS626) • Additional wording (new Part D) – 'All development will be required to demonstrate that adequate foul water treatment and disposal already exists or can be provided in time to serve the development' (Anglian Water PS1234)

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	• Suggest enhancing the policy based upon a flood alleviation scheme being built, as all new development should consider the scheme (Environment Agency PS628) • Suggest a policy for pre-alleviation scheme, as a safe guard to protect against the eventuality that the scheme does not go ahead (Environment Agency PS628) • The Council should consider an SPD to guide the future development with regard to flood risk and the new Chelmsford alleviation scheme (Environment Agency PS628).
8.115	Modification/s requested: • Suggested wording to address compensatory storage: 'It must be demonstrated that there will be no increase in flood risk as a result of built development. Compensatory storage must be provided to replace any lost floodplain storage volumes. Consideration should also be given to displaced floodwaters, where flood cells may be divided following the construction of road/placement of spoil.' (Environment Agency PS627).
8.117	Modification/s requested: • Enhance wording with: 'In order to ensure the protection of the water environment, any development must incorporate appropriate pollution prevention measures and a suitable number of SUDS treatment train components in line with requirements of Ciria C753 and the SUDS Manual.' (Environment Agency PS630).
Policy NE4 Renewable and Low Carbon Energy	Support: • Welcome reference to the historic environment (Historic England PS1796).
DELIVERING AND PROTECTING COMMUNITY FACILITIES	
8.122	Objection: • Policies CF1 and CF2 are inadequate to ensure the delivery and protection of larger scale facilities, which 'shape' the city and transform it. They are only effective if they refer only to smaller local facilities. The policies should make this clear (Chelmsford Civic Society PS1335).
Policy CF1 Delivering Community Facilities	Support: • The policy is welcomed as it takes a positive approach towards the principle of proposals for new or extended community facilities which are defined in the reasoned justification to include indoor and outdoor sports facilities (Sport England PS538).
Policy CF2 Protecting Community Facilities	Support: • The policy is welcomed as it seeks to protect community facilities which includes sports facilities that are required for meeting current and future needs (Sport England PS540) • The Trust welcomes the emphasis on retaining and protecting facilities (Theatres Trust PS1003). Other comment/s: • Agree that important public open spaces should be protected, enhanced and

Section/Para/ Policy	Summary of responses
	easily accessible via safe, convenient and well-lit routes. The site at City Park West does not currently perform an important open space function, nor does it have significant potential for improvement. See complete rep by Bidwells (1160633PS-A) and Development Appraisal (1160633PS-B) (Genesis Housing Association PS2028).
8.134	Modification/s requested: • 8.134 should explicitly refer to development of the plot of a public house i.e. garden and/or car park • The insertion of specific evidence criteria for pubs is welcomed. To further strengthen this policy, the Trust recommends "Proposals for the change of use of public houses will need to be accompanied by evidence to show that its existing use as a public house is not economically viable and is no longer required to meet the needs of the local community" is elevated into policy either as a third criterion under part A of CF2, or as a separate third part of CF2 (Theatres Trust PS1002).
Policy CF3 Education Establishments	Support: • The policy is justified through its support for sustainable growth of the identified higher education establishments, which is required to meet wider strategic aspirations for improved education opportunities and skills (Anglia Ruskin University PS170). Modification/s requested: • Policy CF3 could be amended to more explicitly weigh the enhancement of education establishments as a significant benefit to a community, in accordance with paragraph 72 of the NPPF.
9. MAKING HIGH QUALITY PLACES	
9.1	Modification/s requested: • Policies should address impacts on the natural environment. Light pollution can have a negative impact on local amenity and nature conservation yet there is no policy surrounding this (Natural England PS2087).
MAKING PLACES	
Policy MP1 High Quality Design	Support: • Policy is consistent with the NPPF (Redrow Homes PS1964). Modification/s requested: • Amend to ensure considerations highlighted throughout the policy are weighed against the benefits the proposal would deliver (Gladman Developments Ltd PS1644).
Policy MP2 Design and Place Shaping Principles in Major Development	Objection: • There is no requirement for developers to conform to an appearance standard for new homes that will fit in current homes • Policy does not contain aspirations to include renewable energy within new developments • The Government has been clear that improvements in energy efficiency and carbon reduction should be achieved through Building Regulations (Persimmon Homes Essex PS1125) • Policy is overly aspirational by seeking the “highest quality” and thus not

Section/Para/ Policy	Summary of responses
	compliant with the NPPF (Redrow Homes PS1965). Support: • Policy encourages development to provide opportunities to promote healthy living and improve health and well-being (Sport England PS541) • Support specific reference to the historic environment, local character and context to preserve and enhance the quality of existing communities (Historic England PS1797). Modification/s requested: • Amend to read: 'The Council will require all new major development to be of a high standard of design. Accordingly, all new major development should, where relevant, reflect the following principles: ...' (Countryside Properties (UK) Ltd PS1220) • Include the wording: 'The Council will require developers to have regard to the design principles set out in the Essex Design Guide.' (ECC PS986) • Reference access to green infrastructure and open spaces (Essex Bridleways Association PS875) • Add the phrase 'Where possible' to provide necessary flexibility (Gladman Developments Ltd PS1645) • Design policies should refer to light pollution in accordance with paragraph 156 of the NPPF.
9.9	Modification/s requested: • Amend to state that developments are advocated to use the Essex Design Guide as its use would provide guidance to complement the implementation of Policy MP2 (Sport England PS542).
Policy MP3 Sustainable Buildings	Objection: • The first sentence of the policy is not compliant with the PPG and it is not clear how this will be applied to the policy (Countryside Properties (UK) Ltd PS1219) • The plan is inconsistent in how it deals with BREEAM requirements and building regulations for residential and non-residential buildings • The Government has been clear that improvements in energy efficiency and carbon reduction should be achieved through Building Regulations. The costs of EV charging points have not been fully considered (Persimmon Homes Essex PS1126) • Plan requires a climate change action plan and mitigation policy in line with the Paris Agreement and Sustainable Development Goals. Modification/s requested: • Reference to new dwellings should be removed from the opening sentence, or amend wording to substitute "expect" for "encourage applicants for" or "encouraged" (Countryside Properties (UK) Ltd PS1219, Home Builders Federation PS1672) • Reducing carbon emissions is required within the policy to ensure renewable energy generation. Other comment/s: • Policy requirements may need to be the subject of viability considerations which need to be factored in (Redrow Homes PS1966) • Introducing the optional water standard will require demonstration through

Section/Para/ Policy	Summary of responses
	robust evidence that this requirement is justified (Gladman Developments Ltd PS1646).
Policy MP4 Design Specification for Dwellings and Houses in Multiple Occupation	Objection: • Policy is unsound, unjustified and does not identify the need for including the optional internal space standards (Persimmon Homes Essex PS1127) • It is not clear how space standards have informed the viability assessments (Home Builders Federation PS1674).
Policy MP5 Parking Standards	Objection: • The Essex Parking Standards do not represent an up-to-date basis to support a policy within the LP (Countryside Zest (Beaulieu Park) LLP PS594).
9.27	Objection: • Current parking standards are out of date.
9.31	Support: • Policy is supported. It enables the construction of appropriately designed buildings in the most sustainable locations. City Park West is a successful example of a development which integrates tall buildings into the scheme's design (Genesis Housing Association PS2029). Modification/s requested: • Remove reference to the suitability of tall buildings around the train station or amend to better reflect local conditions of the city (Historic England PS1799).
Policy MP7 Provision of Broadband	Objection: • CCC should not seek higher standards than Building Regulations. Seeking higher standards is contrary to National Policy (Persimmon Homes Essex PS1128, Home Builders Federation PS1679). Modification/s requested: • If CCC are not seeking standards higher than those within Building Regulations, then the policy is redundant and should be removed (Persimmon Homes Essex PS1128, Home Builders Federation PS1679).
PROTECTING AMENITY	
Policy PA2 Contamination and Pollution	Objection: • Adaptions to improve air quality do not reach the standard of national guidance and do not address the issues that proposed developments will bring.
10. MONITORING AND IMPLEMENTATION	
Table 7: Monitoring Framework – Protecting and Securing Important Assets	Modification/s requested: • Change the `key indicator' for NE1 to: Local sites in positive conservation management (ECC PS987) • Policy S5 seeks to ensure a review of conservation areas over the plan period but this does not appear as a monitoring indicator. This should be highlighted as monitoring indicator (Historic England PS1800) • There is no monitoring indictor to reflect Heritage at Risk (Historic England PS1800).

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11. POLICIES MAP	
No consultation point	Other comment/s: • Would like to be consulted about development in the vicinity of the CLH-PS pipeline (C L H Pipeline System Ltd PS48).
11.2	Modification/s requested: • Land at Generals Farm satisfies no Green Corridor criteria and should be included in Chelmsford Urban Area boundary (Aquilla Developments Ltd PS507).
11.3	Modification/s requested: • It is disappointing that inset maps have been removed from this draft of the plan and we recommend that they are reintroduced (Historic England PS1733).
Map 1	Modification/s requested: • Land to the north of Cuton Hall/Chelmer Village Way should not be allocated as open space. The land is owned by ECC and public access is not encouraged. Part of the land has planning permission for a nursery. The land is in a sustainable location and should be proposed for a care home development (Essex County Council PS1226) • Concerned that Beaulieu Park Employment Site is still allocated as employment land. EM1 should not apply to this site (Countryside Zest PS592) • Blue coloured New Hall School designation should be removed from area North of Bulls Lodge Farm and area immediately west of New Hall School as the areas form important parts of Beaulieu's open space and would prejudice the delivery of the consented Beaulieu development (Countryside Zest PS592) • A “Starter Home Exception Site” designation to be shown on land east of Vicarage Lane, Great Baddow (Bressole Ltd PS1268) • The Green Wedge Policy area is redrawn as shown on Plan EDP 4 (Bovis Homes Ltd PS2041). Support: • Support the encouragement for specialist residential accommodation within Policy HO1. Chantry Farm (CFS81/17SLAA32) should be allocated for specialist residential accommodation.
Map 2	Modification/s requested: • Questioning why the retail frontage at Tesco's Superstore at Springfield Road has been changed from primary to secondary frontage given its size and high quality retail offer, extensive opening hours, size of the car park and excellent links to the High Street via Springfield Road and Bond Street (Tesco Stores Ltd PS922) • Land to the West of Seven Ash Green should be removed from the Green Wedge and Open Space designations currently shown on the Policies Map and should be allocated for residential use (New Hall Properties (Eastern) Ltd PS2074).
Map 6	Other comment/s: • Questioning why part of Blatch Cote, White Elm Road has not been included in the DSB • Supportive of broad principles of Spatial Strategy but object to the small

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	number of homes that have been allocated at Bicknacre. Bicknacre is a highly sustainable location, where residents have access to a good level of services and public transport links. Promoted site north of Peartree Lane should be allocated for development. Modification/s requested: • Additional land to the north and south of Priory Lane should also be included within the DSB (sites 3 and 4 identified by the enclosed St Giles brochure) (Genesis Housing Association PS1847). Support • The map is supported identifying the full extent of site EC5 at St Giles, Moor Hall Lane (Genesis Housing Association PS1847).
Map 7	Other comment/s: • Designation of a 'Green Corridor' on land to the south east of The Lion Inn are unjustified. The land currently makes no contribution to the function of the Green Corridor designation, with abrupt built edges to Boreham, one public footpath and limited landscape character (Cogent Land PS2050, PS2051).
Map 8	Modification/s requested: • Southwood House should be included within Broomfield DSB.
Map 9	Modification/s requested: • There should be greater flexibility afforded to Rural Employment Areas such as Whitbreads Business Centre, through the relaxation of the proposed allocation boundaries and inclusion of potential areas for future expansion, such as a small parcel of land to the north east of the current office buildings (Strutt & Parker (Farms) Ltd PS1878).
Map 11	Modification/s requested: • The plot between Back Lane and Old Church Road should be excluded from the DSB until the affordable housing has been built (East Hanningfield Parish Council PS884) • The site between Old Church Road and Back Lane should continue to be shown as a dotted line as a potential extension to the DSB for the provision of 10 affordable dwellings or it would be opened up for market housing without any affordable dwellings or a much lower percentage • The delineation of the Open Space at the playground between Filliol Close and Catherine Close should include the whole of the land purchased as open space by the Parish Council (East Hanningfield Parish Council PS884) • The designation of Protected Lane should extend to its junction with Old Church Road (East Hanningfield Parish Council PS884).
Map 14	Other comment/s: • Request clarification on the criteria for determining the DSB and why the changes have been made. The amendment appears to be to the detriment of the Green Belt specifically in regard to Rignals Lane, Brook Lane and to the north of Pipers Tye (Galleywood Parish Council PS225) • The map is not clear and lacks road names.

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Map 16	Objection: • See no reason for change to the DSB (Great and Little Leighs Parish Council PS2032) • We feel we were not consulted about the DSB review (Great & Little Leighs Parish Council PS2034) • Oppose inclusion of Willows, Maric, Gables, Woodlands and Rosylea in the revised DSB. CCC are trying to join Notley with Gt. Leighs to accommodate the Local Plan. Banters Lane should be a boundary. Changes to DSB do not comply with the review criteria (Great & Little Leighs Parish Council PS2034) • Concern that inclusion of Sandylay and Moat woods will cause damage to them (Great & Little Leighs Parish Council PS2034). Modification/s requested: • The plan should be amended to consider more appropriate ways the objectively assessed needs of the region can be accommodated including a comprehensively planned urban extension to Braintree (Gateway 120, Cirrus Land LLP, and L & Q Homes PS1897).
Map 19	Modification/s requested: • The site at Rembrandt House (see attachment Map 19 Annotated (3) and Site Location Plan (7)) should be removed from the Green Wedge and included as a residential allocation (Ms Shyy Sachdev PS1204).
Map 20	Modification/s requested: • Seek review of Little Baddow DSB and inclusion of Land South of Windward, North Hill, Little Baddow.
Map 21	Modification/s requested: • Service Settlements outside the Green Belt should also be provided with housing to meet local needs. Site CFS272 should be allocated for development and removed from Green Wedge designation • No. 23 The Street, Little Waltham should be included within the DSB. Its proposed exclusion from the DSB and inclusion in the Green Wedge does not represent a rational approach to the DSB and is not in line with the criteria set out to justify changes to the DSB.
Map 25	Modification/s requested: • Land to the north of Bell Court should be included in the Rettendon Common DSB to allow small scale development.
Map 33	Modification/s requested: • The open space designation covering the land owned by Essex & Suffolk Water in West Hanningfield should be removed (Essex & Suffolk Water PS1477).
Map 34	Modification/s requested: • Land at Broadacres (15SLAA11) should be included within the Woodham Ferrers DSB.
Map 35	Modification/s requested: • The Green Wedge Policy area is redrawn as shown on Plan EDP 4 (Bovis Homes Ltd PS2041).

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Map 37	Modification/s requested: • There should be greater flexibility afforded to Rural Employment Areas such as Old Park Farm, through the relaxation of the proposed allocation boundaries and inclusion of potential areas for future expansion, such as a small parcel of land to the north east of the current office buildings (Strutt & Parker (Farms) Ltd PS1855, PS1860).
APPENDIX A. DEVELOPMENT STANDARDS	
A.2	Objection: • Appendix non-compliant with legislation with regards renewable energy and biodiversity targets.
APPENDIX B. HOUSING SITE BREAKDOWN	
Table 18: Housing Number Breakdown	Objection: • You should rely not only on elected people but also of the local opinion. If the local opinion is clearly against a development, further investigation is required. Greenfield development should be considered last, before all brownfield locations are used. Concern about impact on existing road infrastructure and loss of open spaces. Adequate parking provision required for new houses, everyone won't cycle or use public transport.
APPENDIX C. DEVELOPMENT TRAJECTORIES	
C.1	Objection: • Question the delivery rates, especially in respect of Site 4- North East Chelmsford (Gladman Developments PS1648). Modification/s requested: • More small/medium sites should be allocated to assist with delivery (Gladman Developments PS1648).
C.2	Modification/s requested: • Housing trajectory for Site 4 – North East Chelmsford should show an increase in delivery in 2023/24 from 100 units to 150 units and in 2024/25 from 150 units to 200 and a corresponding reduction of 100 units 2026 – 2036 (The North East Chelmsford Garden Village Consortium PS2067) • Timescales for delivery at North East Chelmsford are over optimistic. Build out rates identified are unrealistic and undeliverable (Hammonds Estates LLP PS1315).
C.3	Modification/s requested: • Completion of Site 7 – North of South Woodham Ferrers should be bought forward to year 2028/29 (Countryside Properties PS1218) • Site 1j – Ashby House Car Parks should be bought forward in the trajectory to years 2020 – 2025 (Montagu Evans PS1688). Other comment/s: • The 805dpa figure meets the 5 year housing supply but does not provide much flexibility if sites fail to come forward (Redrow Homes PS1927) • SGS 3c is not suitable for housing due to its closeness to the electricity pylons and substation. The site will also suffer traffic noise from nearby A12.

Section/Para/ Policy	Summary of responses
APPENDIX D. NORTH CHELMSFORD AREA ACTION PLAN	
D.1	Objection: • It is not clear if the requirements of Appendix D will relate to the new allocation or whether it relates solely to the existing committed development around New Hall (Historic England PS1777) • There appears to be inconsistencies between Map 1 of the policy proposals in the current draft and fig. 20 of Appendix D in the same draft plan. It is crucial to understand the relationship between the new development and the committed development at New Hall (Historic England PS1777). Modification/s requested: • Remove the greater part of Appendix D (The North East Chelmsford Garden Village Consortium PS2068). Other comment/s: • Viability of the LP requires testing for the scenario where development occurs without CNEB delivery • Appendix contains material which is contrary, and potentially in conflict, with the approach now being proposed for the North East Chelmsford allocation. The greater part of Appendix D should be removed from the Plan (The North East Chelmsford Garden Village Consortium PS2068).
APPENDIX E. EVIDENCE BASE	
E.1	Objection: • The lack of scope and robustness of the Evidence Base indicates that the LP is not positively prepared or consistent with the NPPF • CCC have incorrectly assessed the landscape capacity for a number of sites (Hammonds Estates LLP PS1316) • Disagree with the findings of "Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Report" as designations within Map 1 could form an unintended barrier to water recycling investment which is contrary to the NPPF (Anglian Water Services Ltd PS1246) • Hill Farm, Essex Regiment Way should be removed from the Green Wedge. The site does not contribute to the value of the Green Wedge and its designation is unjustified (Hill Farm Chelmsford Ltd PS1931) • Methodology used in the Rural Employment Area Technical Note is weak and not robustly justified (Hill Farm Chelmsford Ltd PS1932). Support: • The Model Validation Report is an appropriate tool for assessing the impact of development on the highway network (Highways England PS677) • Support allocation and safeguarding of land for schools in IDP (Education & Skills Funding Agency PS1890) Modification/s requested: • Suggest the OAN should be increased (Hammonds Estates LPP PS1316) • Expand the IDP to clearly set out how the housing growth forecasts at allocated sites has been translated into an identified need for specific numbers of school places/new schools over the plan period (Education & Skills Funding Agency PS1893) • Additional studies are needed to look at scenarios with and without upgrades to the A12, A414 and the A130

Section/Para/ Policy	Summary of responses
	• A Green Belt review should have been undertaken • The Rights of Way Improvements Plan should be included to ensure network improvements are planned out (Essex Bridleways Association PS876) • The Brownfield Register should have been updated to enable commenting on additional sites. Other comment/s: • IDP only details infrastructure items and associated costs for NE Chelmsford, not for any other strategic sites. Development at SGS3 is able to meet infrastructure needs provided the appropriate quantum of residential can be secured (Redrow Homes PS1918).

6. Abbreviations

AQMA	Air Quality Management Area
CCC	Chelmsford City Council
CCG	Clinical Commissioning Group
ChART	Chelmsford Area Bus Based Rapid Transit
CIL	Community Infrastructure Levy
CNE Bypass	Chelmsford North East Bypass
DSB	Defined Settlement Boundary
DTC	Duty to Cooperate
ECC	Essex County Council
EEFM	East of England Forecasting Model
GEML	Great Eastern Main Line
GTAA	Gypsy and Traveller Accommodation Assessment
HMA	Housing Market Area
HRA	Habitat Regulations Assessment
IDP	Infrastructure Delivery Plan
IO/IOCD	Issues and Options Consultation Document
LDF	Local Development Framework
LP	Local Plan
LPAs	Local Planning Authorities
MPA	Minerals Planning Authority
MRA	Minerals Resource Assessment
MSA	Minerals Safeguarding Area
NCAAP	North Chelmsford Area Action Plan
NP	New Plan
NPPF	National Planning Policy Framework

NPPTS	National Planning Policy for Traveller Sites
OAN/OAHN	Objectively Assessed (Housing) Needs
PM	Proposals Map
PO/POCD	Preferred Options Consultation Document
PPG	Planning Practice Guidance
PRoW	Public Right of Way
PTP	Personalised Travel Planning
RAMS	Essex-Wide Recreational Disturbance Avoidance and Mitigation Strategy
RDR	Radial Distributions Road
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SFRA	Strategic Flood Risk Assessment
SGS/SG site	Strategic Growth Site
SPA	Special Protection Area
SRA	Specialist Residential Accommodation
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage Systems
SWF	South Woodham Ferrers
TCPA	Town and Country Planning Association
TLRN	Transport for London Road Network
VDS	Village Design Statements
WLP	Waste Local Plan

REGULATION 22 - APPENDIX Ciii

1. List of Organisations Consulted
2. Pre-Submission Consultation Statement
3. Consultation Guidance Notes
4. Public Notice
5. Letter (& e-mail) Text
6. Paper Comments Form
7. Pre-Submission Newsletter
8. Generic Poster
9. Example of Site Specific Poster
10. Example of Site Specific Notice
11. Exhibition Panels
12. Exhibitions and Attendance
13. Advert Artwork
14. Chelmsford City Life
15. Chelmsford Business Magazine
16. Example of Text for Parish Newsletters
17. Press Releases
18. Table of Tweets
19. Frequently Asked Questions

LIST OF ORGANISATIONS CONSULTED

3 - Community
Abbess, Beauchamp & Berners Roding Parish Council
Abellio Greater Anglia
Access Energy Solutions Ltd
Accord Energy Limited
Anglian Water Services Ltd
Arriva The Shires and Essex
Atkins Telecom
Barking & Dagenham CCG
Barnston Parish Council
Basildon & Brentwood CCG
Basildon Borough Council
Billericay Town Council
Black Notley Parish Council
Blackmore, Hook End & Wyatts Green Parish Council
Boreham Parish Council
Braintree District Council
Brentwood Borough Council
British Energy Generation Limited
Broomfield Parish Council
Broomfield, Chignal, Little Waltham & Writtle Parish Councils & Newlands Spring Residents Association
Broxbourne Borough Council
BSKYB Telecommunication Services Ltd
BT National Notice Handling Centre
BT Openreach
Castle Point & Rochford CCG
Castle Point Council
Centrica Barry/ Generation/ KL/ PB/ RPS LTD
Centrica Storage Ltd
CH Jones (KeyGas) Ltd
Chignal Parish Council
Civil Aviation Authority
Colchester Borough Council
Cold Norton Parish Council
Colt Technology Services
Confederation of Passenger Transport UK
Contract Natural Gas Ltd
Corona Energy Retail 4 Ltd
Coryton Energy Company Ltd/ Rocksavage Power Company Ltd
Crown Energy Ltd
Danbury Parish Council
Data Energy Management Services Ltd
DB Schenker Rail UK Ltd
Defence Infrastructure Organisation (DIO)
Department for Transport (DfT)
E.ON UK Plc
East Hanningfield Parish Council
East Hanningfield Parish Plan Committee
East Herts District Council
Ecotricity
EDF Energy
EE
Enfield CCG
ENI UK Ltd
Environment Agency
Epping Forest District Council
Essex & Suffolk Water Plc
Essex Ambulance Service NHS Trust
Essex and Suffolk Water PLC
Essex County Council
Essex County Fire and Rescue Service
Essex Police
Felsted Parish Council
First Essex Buses Ltd
Flitch Green Parish Council
Forestry Commission England
Freightliner
Galleywood Parish Council
Global Utility Connections
Good Easter Parish Council
Good Energy Ltd
Great & Little Leighs Parish Council
Great Baddow Parish Council
Great Notley Parish Council
Great Waltham Parish Council
Greater London Authority
H M Prison Service
Harlow District Council
Hatfield Peverel Parish Council
Havering CCG
Havering London Borough
Health and Safety Executive
Hertfordshire County Council
High Easter Parish Council
High Ongar Parish Council
Highways England
Highwood Parish Council
Historic England
Home Office
Homes and Communities Agency
Hullbridge Parish Council
Ingatestone & Fryerning Parish Council
Interoute Communications Ltd
Landscape Planning Group Ltd
Langford & Ulting Parish Council
Little Baddow Parish Council
Little Dunmow Parish Council
Little Waltham Parish Council
London Borough of Barking and Dagenham
London Borough of Enfield
London Borough of Redbridge

London Borough of Waltham Forest
London Energy PLC
Marine Management Organisation
Mashbury Parish Council
Mobile Operators Association
Monal Utilities Ltd
Mountnessing Parish Council
National Grid
Natural England
Neos Networks
Network Rail
NHS England
NHS Mid Essex
NHS Property Services Ltd
NHS South East and South West Essex
NIBS Buses
North East Essex CCG
North Essex Partnership NHS Foundation Trust
North Fambridge Parish Council
O2 UK
Office of Rail Regulation
Opus Energy Ltd
Pleshey Parish Council
Police and Crime Commissioner for Essex
Purleigh Parish Council
R WEN Power
Ramsden Bellhouse Parish Council
Ramsden Crays Parish Council
Rawreth Parish Council
Rayleigh Town Council
Rayne Parish Council
Redbridge CCG
Regal Busways
Rettendon Parish Council
Rochford District Council
Roxwell Parish Council
Runwell Parish Council
Sandon Parish Council
Scottish & Southern Energy Pipelines
Seaboard Powerlink Ltd
Shotgate Parish Council
South East LEP
South Hanningfield Parish Council
South Woodham Ferrers Town Council
Southend-on-Sea Borough Council
Southern Electric
SP Power Systems
Springfield Parish Council
SSE Pipelines Ltd
Stephenson's of Essex Ltd
Stock Parish Council
Stow Maries Parish Council
SWEB Energy Ltd
Telecom Plus PLC
Tendring District Council
Terling and Fairstead Parish Council
Thames Gateway South Essex Partnership Ltd
The Coal Authority
The Renewable Energy Company Ltd
The Theatres Trust
Three
Thurrock Borough Council
Total Gas and Power Ltd
Transport for London
UK Power Networks
Uskmouth Power Company Ltd
Uttlesford District Council
Virgin Homes Energy Ltd
Virgin Media Services
Vitol Gas Ltd
Vodafone and O2
Waltham Forest CCG
West Burton Ltd
West Essex CCG
West Hanningfield Parish Council
Willingale Parish Council
Woodham & Hazeleigh Parish Council
Woodham Ferrers & Bicknacre Parish Council
Woodham Walter Parish Council
Writtle Parish Council

Pre-Submission – List of Organisations who made representations

Anglia Ruskin University	Historic England
Anglian Water Services Ltd	Home Builders Federation
Basildon Borough Council	Howe Green Community Association
Black Notley Parish Council	Legal & General
Braintree District Council	Little Baddow Parish Council
Brentwood Borough Council	Little Waltham Parish Council
Broomfield Neighbourhood Plan Steering Group	Maldon District Council
Broomfield Parish Council	Mid Essex Hospital Services NHS Trust
Burnham-on-Crouch Town Council	Mid-Essex Business Group
C L H Pipeline System Ltd	National Grid
Carter Jonas	Natural England
Castle Point Council	NHS England, Essex Area Team
Chelmsford Civic Society	North Chelmsford Villages Community Group
Chignal Parish Council	North West Parishes Group
Colchester Borough Council	Police, Fire & Crime Commissioner for Essex
CPREssex	Rochford District Council
Danbury Parish Council	Runwell Parish Council
David Lloyd Leisure and Aquila Holdings	Sandon Parish Council
East Hanningfield Parish Council	South Woodham Action Group
Education & Skills Funding Agency	South Woodham Ferrers Health & Social Care Group
Environment Agency	South Woodham Ferrers Town Council
Epping Forest District Council	Sport England
Essex & Suffolk Water	Springfield Parish Council
Essex Bridleways Association	Stow Maries Parish Council
Essex County Council	Tendring District Council
Essex Wildlife Trust	Tesco Stores Ltd
Felsted Parish Council	The National Trust
Galleywood Parish Council	Theatres Trust
Genesis HA	Transport for London
Genesis Housing Association	Uttlesford Distict Council
Great & Little Leighs Parish Council	WEA Sec
Great Baddow Parish Council	Woodham Walter Parish Council
Great Notley Parish Council	Writtle Neighbourhood Plan Group
Great Waltham Parish Council	Writtle Parish Council
Greater London Authority	
Highways England	
Hill	

Pre-Submission – List of Public who made representations

Mrs Alisa Abbott	Mrs Claire Benbrook	Mr Stephen Buck
Mr Danny Abbott	Mrs Kate Bennett	Karen Budd
Mr John Adams	Mr Robert Bennett	Mr Ian Buick
Mrs Janice Adams	Irene Bennett	Mr John Bunyan
Mrs Margaret Adams	Mr John Bennetts	Mr Michael Burles
Mrs Sheena Ager	Mr Michael Benning	Mr Derek Burrell
Councillor John Aldridge	Mr Malcolm Berry	Mr Malcolm Burrells
Mr Robert Allighan	Ms Clare Biggs	Mr & Mrs Burroughs
Mr Christopher Anstey	Mrs Jacqueline Birch	Ms Jenny Calleja
Mrs Tracey Aquino	Mr Alex Birch	Mr Brian Camplin
Mrs Jill Armand	Mrs Claire Birks	Mr Kenneth Canfield
Mr & Mrs Armario	Mrs Claire Birks	Mr Kevin Carley
David & Lesley Arnold	Mr Colin Blake	Miss Carolyn Carlile
Mrs Joyce Arundell	Mrs Joyce Bliss	Mr Carmichael
MR JAMES ALAN ASHMORE	Mrs Barbara Blouet	Ms Judith Carpenter
Mrs Rita Askwith	Colonel Eric Boddye	Shirley Carroll
Mr Gail Aston	Mr David Bolton	Mr & Mrs Carter
Mrs Joanne Atkins	Mr John Bond	G Cashmore-Thorley
Dr Mark Austin	Mrs Trudy Bongard	Mr Laurence Catchpole
Mrs Pam Austin	Mr Nigel Booley	Ms Sheila Catling
Mr Raymond Avis	Ms Jennifer Boreham	Mrs Moya Cawood
Mrs Karen Avis	John & Yvonne Bowman-Daniels	Mr Darren Chaplin
Ms Sophie Avis	Ms Lois Bowser	Mr David Chapman
Mr Jack Avis	Ms Susan Braddock	Mr Thomas Chapman
Mrs Mavis Awcock	Mr Ralph Bray	Mr Kevin Chapple
Mr Norman Awcock	Mr Richard Brew	Mrs Karen Chippette
Dr Michael Bailey	Mr Andrew Brewster	Jackie Church
Barbara Baird	Mrs Christina Brewster	Ms Gina Claisse
Mr Rupert Baker	Mr Richard Bridge	Mrs Sarah Clark
Mr Daniel Baker	Ms Rita Bridgman	Sian Clark
Mr Edward Baldock	Ms Debbie Brindle	Mrs Louise Clarke
Ms Jenny Barlow	Mr Peter Brisley	Mr Denzil Clarke
Mr. Robert Barnard	Miss Helen Broad	Mrs Isabel Clarke
Mrs Carol Barnard	Miss Hayley Brook	Mr Geoffrey Clarke
Mr Phil Barnett	Miss Melanie Brooks	Mr Philip Claydon
Mr Peter Barry	Mr Richard Brotherton	Mrs Ann Claydon
Mrs Gabrielle Barry	Mrs Rosemarie Brown	Mrs Eleonora Clugston
Ms Linda Beard	Mr Michael Brown	Mr Lefras Coetzee
Mrs Terri Bearman	Mr Gary Brown	Mrs Christine Coetzee
Mrs Barbara Beckett	Miss Hellen Brown	Dr Duncan Coles
Mr Charles Belgrave	Mrs Hannah Brown	Mr Stan Collins
Mrs Tracy Belgrave	Mr Nigel Brown	Mrs Lyndall Collins
Mrs Susan Bell	Mr Alan Brunning	Mrs Dianne Collins
Mr Christopher Bell	Mr Paul Brunsdon	Mr Matthew Collins
Mr Daniel Bell	Mr Keith Bryant	Mrs Joyce Colvin

Mrs Christine Conway	Mr Robert Emery	Mrs D Gristwood
Mr & Mrs Peter & Lynda Conway	Mrs Sue Emery	Mr Chris Gutteridge
Mr Derek Cooley	Mrs F L Emmett	Miss Janet Hargreaves
Mrs Joanne Cooper	Mrs C Eubanks	Ms Karen Harmer
Mr P Cooper	Mrs Kathy Everett	Mrs Linda Hart
Mrs Maureen Cornwell	Mrs Susan Eyers	Mr Martin Harvey
Mr & Miss Cornwell & Barker	Mr Johnathan Fairclough	Mrs Wendy Harvey
Mr Paul Costello	Mr Geoffrey Fallows	Mr Robert Harvey
Mr Ian Cottrell	Mrs & Mr Gwen and Tim Farrow	Mr Martin Hatcher
Mrs Sarah Crane	Mr Alan Feeley	Mrs Lynne Hatcher
Mrs Linda Creed	Mrs Linda Fell	Mrs Sandra Hawes
Mr Gary Cremer	Mr Stuart Fell	Mr David Hawthorne
Mr Graeme Crook	Mr Roy Fentiman	Dr Simon Heffer
Mrs Elaine Crook	Mrs Lindsey Fentiman	Mrs L Hennis
Mr Alan Cudmore	Mrs S Field	Mrs Diane Herbert
Mrs Wendy Daden	Miss S Field	Mrs Jane Herriott
Mr Martin Davies	Mrs Sarah Findlay	Mr Chris Hibbitt
Miss Jessica Davis	Mrs Jean Foddering	Mrs Wendy Hibbitt
Mr Anthony Davison	Mr Martin Forrester	Ms Jill Hiett
Mr Richard Dean	Ms Susan Fowkes	Mr Philip Hiett
Mrs Margaret Dean	Mrs Lauretta Fox	Mr Rod Higginbotham
Mr & Mrs Stephen & Lesley Dearing	Mr Nigel Fox	Mrs Hilary Higginbotham
Mr & Mrs Deeprose	Mrs Tracey Frampton	Mr Jeff Hill
Mr Peter Dench	Mr John Frankland	Mrs Karen Hill
Mrs C Dench	Mrs Heather Frost	Mr and Mrs Hill
Mrs Elinor Dew	Mr John Gable	Ms Roberta Hindman
Mrs Karen Dickson	Mrs Louise Gannicott	Mr Steven Hitchens
Mr Peter Dixon	Mr Paul Gannicott	Mrs Linda Hitchens
Mr Dixon	Mrs Ann Gardner	Ms Jane Holford
Mrs Sue Dobson	Mr Roger Gatford	Mr Mark Holladay
Mr & Mrs Donoghue	Mrs Sophie Gibbs	Mr James Holtom
Mrs Rosemary Dorado	Mrs Teresia Gibson	Mr Stephen Hook
Mrs Mary Dove	Mr Ian Gillard	Lesley & Peter Hooks
Mrs L Dowling	Pauline Gilmore	Mrs Rachael Hopkins
Mrs E Dowling	Mr Neil Gilmore	Mr Mike Horan
Mr Jack Draper	Mrs Janice Gilroy	Mrs Karen Horton
Ms Sheila Driver	Angus Gilroy	Dr Reza Hossain
Ms Debbie Driver	Mrs Sharon Gooch	Mr Colin Howard
Mr Garry Driver	Mr Kenneth Gray	Rev Canon John Howden
Mr Nigel Duchars	Mrs Fiona Gray	Mrs Susan Howden
Mr Paul Dukes	Mrs Anne Graystone	Mr Andrew Hull
Mrs Laura Dunne	Mr Kevin Green	Mr Elton Hurrell
Mrs M Edwards	Mr Kevin Green	Miss Trudy Huston
Mrs Donna Eley	Mrs Carole Green	Mr Andrew Hutchinson
Mr Stephen Eley	Mr Alan Grimwood	Mr Gordon Ingram

Mrs Rhoda Ingram	Mrs Gillian Lodge	Mr Robert Morrison
Mrs Cecilia Ireland	Mr Christopher Lodge	Mr Simon Moss
Mr Kevin Jackson	Mr David Lodge	Mrs Evelyn Mowforth
Mrs Hazel Jackson	Ms Kathy Lopez	Mrs Selina Muir
Mr David Jackson	Mrs Deanna Loveday	Mrs C Munday
Mrs Sophie Jackson	Mrs Barbara Lucas	Mr Robin Munns
Mr William Jackson	Mr & Mrs Roger & Christine Lucking	Miss Anne Murphy
Mr Charles Jackson	Mrs & Mr Sandra & Colin Luff	Mr John Murphy
Mr Paul James	Mrs Helen Lyall	Miss Valerie Neil
Mrs Dawn James	Nick & Charlotte Lyons	Les & Sue Newman
Mr Kyle Jannece	Ms Eileen Maclean	Ian & Anna Newman & Copping
Mr & Mrs Jeffery	Mr Lee Mallett	Mrs Karen Nixon
Mr Ben Jenkins	Mrs Celine Mallett	Mr Andrew Notman
Mrs Janet Jerome	Mr Gerald Malton	Miss Ines Nunes
Mr William Jobson	Mr Laurence Mann	Mr Gary Oates
Mr & Mrs Johnston	Mrs Faith Marchal	Mr Murrough O'Brien
Gemma Jones	Mr R Marchal	Mr Matthew Ockendon
Claire Jones	Mr Joseph Markwardt	Hilary O'Connor
Mr Jason Kavanagh	Mr Peter Marriage	Mr Brian Osborn
Mrs Karen Kemp	Mr George Marriage	Mr Raymond Osborne
Mr Jeremy Kemp	Mr Paul Marshall	Mrs Janet Osborne Williams
Catrina Kemp	Mr Keith Martin	Mr R Oscroft
Mrs Gillian Ketland	Mr & Mrs Claudio & Elizabeth Martone	Mr Mike Otter
Mrs Wendy Ketley	Mr Peter Mason	Mr Elfed Owen
Mr David Ketley	Rebecca Matthews	Mrs Helen Padfield
Mr Tom Key	Mrs Christine Matthews	Mr James Palmer
Mr Andrew King	Ms Georgina Mayes	Mrs Jenny Palmer
Mr D King	Mr Mark Mayhew	Mr Derek T Park
Mr James Knight	Mr & Mrs Barry & Ann Mayne	Mr Stephen Parker
Mr Frederick Knighton	McBain	Mr Stephen Parker
Mr Ron Knott	Ms Julia McClure	Mr Barry Parker
Mr Alex Knowles	Mr James McGahan	Mr John Parling
Leon Lallyette	Mrs Susan McGahan	Mr Richard Parrotte
Mr Chris Lamberti	Mrs Carol McMaster	Mrs Susan Parrotte
Mr Trevor Lathrope	Sacha Meade	Mr Nick Parsons
Mr James Lawrence	Margaret Meech	Mrs Lyn Parsons
Mrs Sofie Lawrence	Mr George Mihill	Mr Christopher Pastakia
Mr Max Lawrence	Mrs Sarah Mills	Mrs Suzanne Patient
Mr Oscar Lawrence	Miss Tracy Minton	Terry Payne
Mrs Lawrence	Mrs Jennifer Mizzi	Mr Peter Pearce
Mr Adam Legon	Mrs Jasmine Montague	Mr Ian Pearson
Mrs Julie Letts	Mr & Mrs Andrew & Maureen Moore	Mr Stuart Peffer
Mr Peter Lewington	Miss Leanne Moore	Mr David Peffer
Mr David Linsay	Mrs Linda Morgan	Mr Andrew Pegg
Mr Shaun Lloyd	Ms Donna Morrison	Mrs Victoria Pegg

Mrs Percy	Mrs Marian Royce	Professor Alastair Thomas
Mr Mark Perry	Mrs Vivienne Ruiz Calzada	Linda Thomas
Mr Martin Perry	Mrs Stephanie Rutter	Mr Jon Thomerson
Mrs Norah Perry	Ms Shyy Sachdev	Ms Angela Thomson
Mr Jeremy Petts	Ms June Salmon	Mrs Claire Thorogood
Mr & Mrs K Petty	Mr Alan Samson	Mr Raymond Towey
Mr Michael Petty	Mrs E Sardeson	Mr Michael Townley
Mrs Janet Petty	Mrs Sarah Saunders	Mr John Trusler
Mr William D Phillips	Mr & Mrs Paul & Patricia Saville	Mrs D Tucker
W & P Phillips	Mr & Mrs B Scammell	Mr Gary Turner
Mr Adrian Pilbeam	Mr Edward Sclater	Mr Cymon Van Sertima
Mrs Melanie Pimm	Miss Sally Scurrell	Mrs Kathryn Varley
Ms N Pippen	Mrs Carol Selwood	Mrs Dawn Vickery
Mr Graham Pitwood	Mr Brian Selwood	Mrs Kay Waidson
Mr Graham Pooley	Mr Terry Sheehan	Mr Phillip Wakefield
Mr Graham Poulteney	Mrs Pauline Sherwood	Mrs Wendy Walker
Mr Mark Povey	Mr & Mrs Sidwell	Mr David Walker
Mrs Mary Powell	Mr Ross Silverton	Mr Ken Wall
Mr Norman Preece	Mrs Ann Siveyer	Jackie Wallace
Mrs Pauline Price	Mrs Diane Smith	Marie Wallis
Mr John Price	Miss Clare Smith	Mr Terry Warby
Ms Loren Price	Mrs Rosemary Smith	Mr & Mrs Iain & Jane Warner
Mrs Lynn Prosser	Mr Peter Smith	Mr R Watson
Mr Kenneth Purcell	Mr David Smith	Mr Dennis Watts
Mr David Purcell	Norman Smith	Mrs Elizabeth Watts
Mr David Rackham	Mrs Brita Junker Smith	Mr Colin Waxham
Mr Gregory Ratcliffe	Mr Ivor Smith	Mrs Deborah Webb
Mrs Shirley Redfearn	Ms Geraldine Southwood	Mr Michael Webb
Mr & Mrs Reed	Ms Andrea Spicer	Mr Willian Barr Webster
Dilys Renouf	Miss Mary Steadman	Mrs Shelley Webster
Mr Neil Rettie	Mr Richard Stevens	Mrs Christine Weir-Ewing
Mr David Rey	Mrs Pauline Stock	Mr Simon Westbrook
Mr Colin Reynolds	Mr David Stock	Mrs Lyn Weston
Mr Robert Richardson	Mrs Monica Streamer	Mr Jonathan Weymouth
Mr John W T Riches	Mr Colin Stroud	Mrs Ann Weymouth
Ms Helen Riddington	Mrs Claire Styles	Mr Tony Wheeler
Mrs Mary Roberts	Mrs Elizabeth Suddick	Mrs Rose Wheeler
Mr Glen Robinson	Mrs Kathleen Swan	Mr Stephen Whitley
Mrs Sharon Robinsonbobby	Mr Edward Swan	Mr John Whitlock
Mr J Roe	Mr Noel Taylor	Mr James Whitlock
Mrs Elizabeth Roe	Mr Peter Taylor	Mr Oliver Whitlock
Dr Richard Rolfe	Mr David Taylor	Sue Whitlock
Mr C A Rose	Mrs Lesley Taylor	Mr Nick Whymark
Mrs Rose	Mr Malcolm Taylor	Mr Neil Wiffen
Mrs Christine Rowland	Miss Hayley Temple Temple	Mr Ken Wilkinson

Miss Emma Williams
Mrs Margaret Williams
Mr James Williams
Mr Steven Williams
Mrs Jane Willis
Mr Christopher Willis
Mrs Carol Wilson
Mr & Mrs B & M Wood
Mr Anthony Wood
Mr David Woodyard
Mrs Madeleine Woodyard
Judith Woolley
Ms Amy Woolmer
Mr Simon Woolmer
Mr Geoffrey Woricker
Mr Jeffrey Worvell
Mrs Maria Worvell
Mr Peter Wyatt
Mr John Young
Mrs Sheila Young
Mr J Hart & Mr G Moss

Pre-Submission – List of Developers/Landowners who made representations

Aldi Stores Ltd	New Hall Properties (Eastern) Ltd
Aquila Developments ltd	Persimmon Homes Essex
BJ Architectural Design	Redrow Homes
Bellway Homes	Rosehart Properties LTd
Bloor Homes Eastern	RWH Properties Ltd
Bovis Homes Ltd	Sainsbury's Supermarkets Ltd
Boxford (Suffolk) Holdings Ltd	Scott Properties
Bressole Ltd	Seven Capital Plc
Campden Hill Limited	Stonebond Properties Ltd
CJH Farming	Strutt & Parker (Farms) Ltd
Cliffords Ltd	Taylor Wimpey Strategic Land
Cliffords Ltd	The North East Chelmsford Garden Village Consortium
Cogent Land	Tritton Family Partnership LLP
Countryside Properties (UK) Ltd	Tritton Family Trust
Countryside Properties (UK) Ltd	WH Marriage & Sons Ltd
Countryside Properties (UK) Ltd	Writtle University College
Countryside Zest (Beaulieu Park) LLP	Mr D Bishop
Crest Strategic Projects Ltd	Mrs Anne Chambers
Croudace Homes	Mr & Mrs Robin & Dorothy Creighton
Eastern Approaches Investments Ltd	The Russell Family
Gateway 120, Cirrus Land LLP, and L & Q Homes	Mr Keith Francis
Gladman Developments Ltd	Mr & Mrs D Graystone
Granville Developments	Mr Paul Grundy
Great Leighs Holdings & Estates Limited	Mr N Halls
Hammonds Estates LLP	Mr Paul Hopkins
Hill Farm Chelmsford Ltd	Mr Michael Kirkham
Hopkins Homes	Mr Keith McMullon
Landowners of 5c	Mrs Mary Rance
Larmar Engineering	Mr James Revell
Lloyds Bank SF Nominees Ltd	Mrs Helen Sadler
Miscoe Enterprises Ltd	Mr Peter Todd
Montagu Evans	Mr G E Vint

CHELMSFORD DRAFT LOCAL PLAN

PRE-SUBMISSION CONSULTATION STATEMENT

This report sets out the proposed consultation arrangements on the Pre-Submission Local Plan. It covers the following areas:

1. Aims of the consultation
2. How to raise awareness of the consultation?
3. Who are we going to consult?
4. When and how will we consult?

1. Aims of the consultation

1.1. The Pre-Submission Local Plan consultation will comply with the Council's Statement of Community Involvement.

1.2. This seeks to raise awareness of the new Local Plan and gain feedback and comments on the Pre-Submission document. The Sustainability Appraisal (and Non-Technical Summary) and Habitats Regulations Assessment, will also be part of the consultation package. This will help to ensure that the final Local Plan is relevant and beneficial to the local community.

1.3. Legislation sets out the minimum requirements for consulting the public on a Local Plan. The Council will go beyond these during this consultation.

1.4. The aim of this final stage of formal consultation is to gain comments as to whether the Pre-Submission Local Plan is consistent with national policy and legally compliant. Feedback from the consultation will be submitted alongside the Plan and its evidence base to the Planning Inspector undertaking the Independent Examination.

1.5. Another aim of this consultation is to continue to raise awareness of the need in Chelmsford for new homes, jobs and infrastructure.

2. How to raise awareness of the consultation?

2.1. The formal consultation will start on 31 January 2018 and run for six weeks. An Issues and Options consultation took place in Winter 2015/6, in addition to a Preferred Options consultation in Spring 2017.

2.2. Posters and postcards will be available at the Customer Services Centre in the Civic Centre and the Mobile Information Service. These will advertise the consultation and outline how to get involved.

2.3. The consultation will also be promoted during the 'We Are Chelmsford' event in February 2018, and postcards were distributed at the Chelmsford City Showcase in November 2017.

2.4. There will be articles in the City Life newspaper, which goes out to all Chelmsford residents each quarter since June 2014 to raise further awareness, and the Chelmsford Business News, and Parish Life.

2.5. The Council's website contains information on how to get involved and how the Pre-Submission consultation will run in order to further engage residents and other interested parties.

2.6. During past consultations various presentations to promote the forthcoming Local Plan have also been given, including Essex Development Seminar and Chelmsford Civic Society. The Council will organise more presentations where appropriate to promote the Local Plan.

2.7. Meetings have been undertaken with key partners and stakeholders such as Duty to Co-operate meetings with Local Planning Authorities, Essex County Council, and Highways England. Officers regularly update key partners on progress with the Local Plan at meetings including Essex Planning Officers Association, the Co-operation for Sustainable Development Officer Group and the Mid Essex Commissioning Group Local Estates Forum.

2.8. Councillors will have the opportunity, along with Council staff, to attend a drop-in event during the consultation period.

3. Who are we going to consult?

3.1. The Council is required by legislation to consult certain bodies which it considers may have an interest in or be affected by the document.

3.2. These bodies include Essex County Council, Neighbouring Councils, Local Parish and Town Councils, utility companies, Primary Care Trust and Government bodies such as Highways England and Natural England.

3.3. In addition to this the Council will also seek to ensure a wide range of other stakeholders and individuals have the opportunity to be involved in the consultation process.

3.4. These organisations include the Chelmsford Business Forum, Essex Racial Equality Council, Sport England, the Police, developers, landowners, planning professionals, local businesses, voluntary and community groups and the general public.

3.5. Engaging all the bodies and organisations mentioned above will constitute consultation with a wide audience, and encourage the maximum level of comments and feedback.

4. When and how will we consult?

Formal consultation procedures

4.1. The Pre-Submission consultation period will begin on Wednesday 31 January 2018 and run for six weeks until Wednesday 14 March 2018.

4.2. The consultation documents will be available to view and comment on the Council's consultation portal. They will also be available to read during normal opening hours from:

- The Council's Customer Service Centre
- Libraries within and adjoining Chelmsford City Council's administration area

4.3. For those who do not have computer access, paper response forms will be made available. Topic Papers and summary documents will also be produced to support the Pre-Submission document and the supporting Sustainability Appraisal.

4.4. There will be a direct email/letter notification to all consultees registered on the Council's consultation database to advise them of the consultation dates and how to view and respond to the consultation. The database includes members of the public and specific and general consultation bodies. Information on the consultation will also be posted on the Council's website.

4.5. The online consultation process will be clarified with simple instructions for users, and the continued use of a directly accessible, user-friendly web address.

4.6. There will be a public notice in the Essex Chronicle (print and online) to advise how to respond and the consultation dates.

4.7. Site Allocations will be identified by site notices, along the lines of notices used to notify planning applications, to further raise awareness in local communities throughout the consultation period.

Public and stakeholder awareness

4.8. There will be various activities running throughout this consultation period which will allow key stakeholders and the general public to engage with the Pre-Submission document and give their feedback on it.

4.9. Officers are investigating whether copies of the Pre-Submission summary leaflet/newsletter can be handed out at Chelmsford and South Woodham Ferrers railway stations, major supermarkets, and sports centres in order to raise awareness and encourage responses.

4.10. There will be a Parish/Town Council Forum and a Developers Forum during the consultation period to enable targeted engagement with these bodies on the Local Plan.

4.11. Adverts will also be placed in other local publications including Essex Life, Moulsham Times, and Chelmsford The City Times.

4.12. Posters will be circulated to Parish/Town Councils, Chelmsford City Council main offices and community facilities such as post offices, GP surgeries, sports centres, local shops, and churches. There will also be a circulation of text on the consultation for inclusion in each Parish/Town Council newsletters and magazines.

4.13. A further Duty to Co-operate meeting will be arranged during the consultation period with neighbouring local authorities, and other bodies where appropriate.

4.14. A series of exhibitions will provide an opportunity for members of the public and other interested parties find out more and discuss the consultation with an Officer. The dates and times of these exhibitions are set out below:

Location	Date	Time
Remembrance Square, County Hall, Market Road, CM1 1LX	Tuesday 6 February to Friday 9 February	Staffed – 11.30am to 2.30pm (Tuesday and Thursday) Unstaffed – Wednesday and Friday

Location	Date	Time
Great Baddow Parish Hall, 19 Maldon Road, Great Baddow, CM2 7DW	Monday 12 February	4pm-8pm
Leighs Village Hall, Boreham Road, Great Leighs, CM3 1NH	Tuesday 13 February	4pm-8pm
South Woodham Ferrers Village Hall, 25 Hullbridge Road, South Woodham Ferrers, CM3 5PL	Wednesday 14 February	4pm-8pm
Sandon Village Hall, Woodhill Road, Sandon, CM2 7SQ	Thursday 15 February	4pm-8pm
Writtle Village Hall, 18 The Green, Writtle, CM1 3DU	Friday 16 February	4pm-8pm
Boreham Village Hall, Main Road, CM3 3JD	Monday 19 February	4pm-8pm
Bicknacre Village Hall, Main Road, Bicknacre, CM3 4ES	Tuesday 20 February	4pm-8pm
Broomfield Village Hall, 158 Main Road, Broomfield, CM1 7AH	Wednesday 21 February	4.30pm-8pm
High Chelmer, Exchange Way, Chelmsford, CM1 1XB	Monday 19 February to Friday 23 February	Exhibition panels displayed all-day Staffed from 11.30-2.30pm Thursday 22 and Friday 23
Little Waltham Memorial Hall, 15 Brook Hill, Little Waltham, CM3 3LN	Tuesday 27 February	4pm-8pm
Danbury Village Hall, Main Road, Danbury, CM3 4NQ	Tuesday 27 February	5pm-8pm
Chelmsford Community Church Trent Road, CM1 2LQ	Thursday 1 March	4pm-8pm

4.15. Additional locations may be added, and further opportunities will be explored to publicise the consultation through the Council's Twitter feed, and to piggy-back on other consultation events where appropriate.

Joint consultations

4.16. As with the Preferred Options consultation, the Council will also be facilitating joint information/consultation by Essex County Council:

- Updated safeguarded area for Chelmsford North East Bypass

4.17. Essex County Council will attend some of the drop-in sessions listed which will ensure detailed queries about the proposals can be answered in full. Opportunities will also be taken for shared printed material, distribution and media activity where practicable.

CHELMSFORD DRAFT LOCAL PLAN

PRE-SUBMISSION CONSULTATION GUIDANCE NOTES

Chelmsford City Council is inviting your comments on the Chelmsford Pre-Submission Local Plan document, its Sustainability Appraisal, and its Habitats Regulations Assessment.

The City Council is publishing the Chelmsford Pre-Submission Local Plan document for consultation from 31 January to 14 March 2018. It is accompanied by a Sustainability Appraisal and Habitats Regulations Assessment as part of the consultation. This is in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

The Sustainability Appraisal assesses the document against a range of social, environmental and economic indicators and helps to identify any significant effects. The Habitats Regulations Assessment assesses the document for any impacts on European habitat sites such as designated Special Protection Areas and Ramsar sites.

This note has five parts:

- PART 1 – What is a Regulation 19 Consultation - Soundness and Legal Compliance?
- PART 2 – Where can I view the consultation documents?
- PART 3 – How can I comment?
- PART 4 – Appearing at Examination
- PART 5 – What will happen with my representation?

The consultation period runs from 8.45am on 31 January 2018 until 4.45pm on 14 March 2018.
Comments received before or after this time cannot be accepted.

Chelmsford City Council
Sustainable Communities
January 2018

PART 1 – What is a Regulation 19 Consultation - Soundness and Legal Compliance?

As a Local Planning Authority, the Council must publish the version of the Local Plan that it intends to submit to the Planning Inspectorate for Examination. This allows for representations to be made which can be considered at Examination. This is known as the publication stage, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 www.legislation.gov.uk/uksi/2012/767/contents/made. For Chelmsford, this is the Pre-Submission Local Plan.

The Planning Inspector undertaking the Examination will assess whether the Local Plan has been prepared in line with the relevant legal requirements (including the duty to co-operate) and whether it is 'sound'.

At this stage of consultation, the Council is seeking views on whether the Plan is legally compliant and meets the tests of 'soundness' set out in the National Planning Policy Framework (NPPF) www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf.

Soundness

Regulations state that a local planning authority should submit a plan for examination which it considers to be "sound" – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Representations made by you at this stage should focus on whether the plan meets the tests listed above. This is because these are the broad areas that the Inspector will focus on in examining the Local Plan.

Legal requirements

When considering if the plan meets its legal requirements, the Planning Inspector will consider a number of issues including:

- **Local Development Scheme:** has the plan been prepared in accordance with the timetable set out in the Local Development Scheme?
- **Statement of Community Involvement and relevant regulations:** has consultation on the plan been in accordance with the Council's Statement of Community Involvement and have the appropriate bodies been consulted?
- **Duty to Co-operate:** has the plan been prepared in co-operation with other local planning authorities and prescribed bodies as identified in the Localism Act 2011 (for example with the Environment Agency, Historic England and Natural England) to identify and address any issues which will have a significant impact on more than one planning area?
- **Sustainability Appraisal:** has an adequate Sustainability Appraisal been carried out?
- **Habitats Regulation Assessment:** has an Appropriate Assessment under the Habitats Regulations Assessment been carried out?
- **National Policy and Legislation:** does the Plan comply with national policy and legislation, for example, the National Planning Policy Framework?

PART 2 - Where can I view the consultation documents?

You can read the consultation documents in the following ways:

- On the Council's Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult. This system also allows you to submit comments
- At the Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford (Monday to Friday 8.45am-4.45pm)
- At the following libraries:

Broomfield Library, 180 Main Road	13.00-17.00 Mon & Thurs; 09:00-13:00 Wed & Sat
Chelmsford Library, Market Road	09.00-18.30 Mon to Fri; 09.00-17.30 Sat; 13.00-16.00 Sun
Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat

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

At the following drop-in public exhibitions. These will provide an opportunity to meet an officer face-to-face unless otherwise stated.

Location	Date	Time
Remembrance Square, County Hall, Market Road, CM1 1LX	Tuesday 6 February to Friday 9 February	Staffed – 11.30am to 2.30pm (Tuesday and Thursday) Unstaffed – Wednesday and Friday

Location	Date	Time
Great Baddow Parish Hall, 19 Maldon Road, Great Baddow, CM2 7DW	Monday 12 February	4pm-8pm
Leighs Village Hall, Boreham Road, Great Leighs, CM3 1NH	Tuesday 13 February	4pm-8pm
South Woodham Ferrers Village Hall, 25 Hullbridge Road, South Woodham Ferrers, CM3 5PL	Wednesday 14 February	4pm-8pm
Sandon Village Hall, Woodhill Road, Sandon, CM2 7SQ	Thursday 15 February	4pm-8pm
Writtle Village Hall, 18 The Green, Writtle, CM1 3DU	Friday 16 February	4pm-8pm
Boreham Village Hall, Main Road, CM3 3JD	Monday 19 February	4pm-8pm
Bicknacre Village Hall, Main Road, Bicknacre, CM3 4ES	Tuesday 20 February	4pm-8pm
Broomfield Village Hall, 158 Main Road, Broomfield, CM1 7AH	Wednesday 21 February	4.30pm-8pm
High Chelmer, Exchange Way, Chelmsford, CM1 1XB	Monday 19 February to Friday 23 February	Exhibition panels displayed all-day Staffed from 11.30-2.30pm Thursday 22 and Friday 23
Little Waltham Memorial Hall, 15 Brook Hill, Little Waltham, CM3 3LN	Tuesday 27 February	4pm-8pm
Danbury Village Hall, Main Road, Danbury, CM3 4NQ	Tuesday 27 February	5pm-8pm
Chelmsford Community Church Trent Road, CM1 2LQ	Thursday 1 March	4pm-8pm

Please check our website www.chelmsford.gov.uk/pre-submission for the latest timetable.

If you are unable to access the documents on a computer, you can request paper copies by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to Planning and Housing Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE. A charge will be made to cover printing and postage costs.

PART 3 - How can I comment?

You can comment on the consultation documents in the following ways:

Online Consultation Portal:

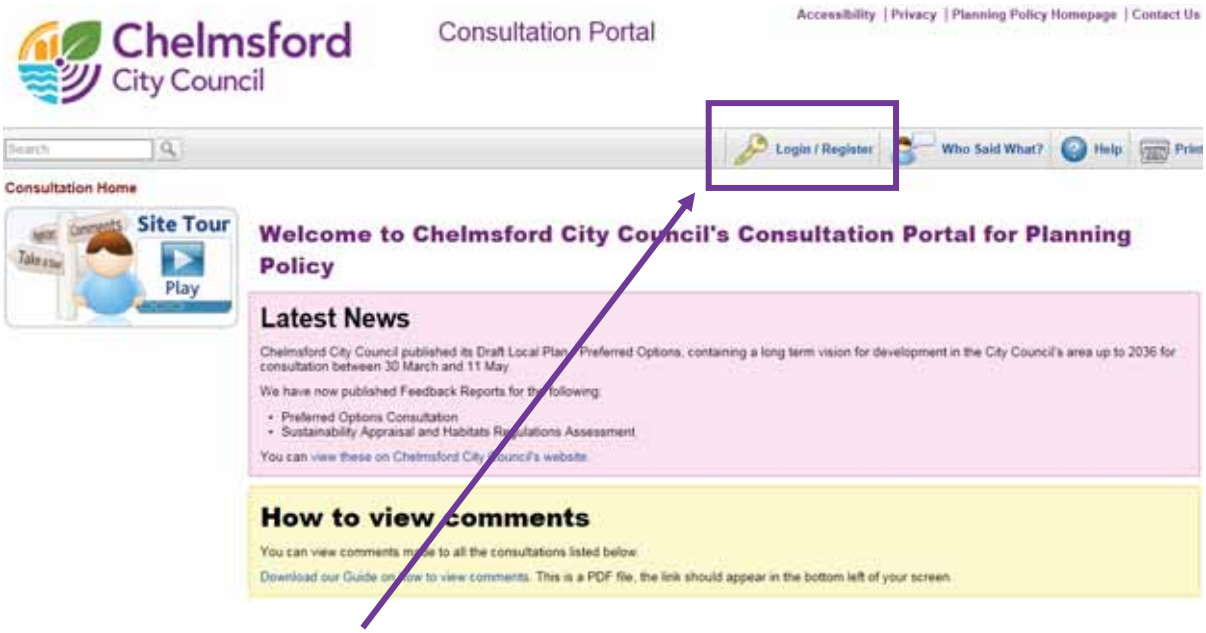
Go to: www.chelmsford.gov.uk/planningpolicyconsult where you can:

- Read the consultation documents
- Make your comments
- Sign up for alerts to feedback reports and future consultations

This is our preferred means of receiving comments as it ensures that your comments are recorded accurately and are processed quickly.

It also allows you to edit comments before submitting them, save a draft and return to your form later, and to upload any supporting material. Please **save** your comments as you complete the form using the 'Save as Draft' button at the bottom of the form as the system will timeout after an hour.

You can view, download, and comment on all current consultations on the online Consultation Portal. If you have not already registered, registration is simple using the easy to follow steps. Find the Consultation Portal at: www.chelmsford.gov.uk/planningpolicyconsult



1. Login or Register online to make your comments

For more information on the Consultation Portal, including what to do if you have forgotten your user name or password, please see our User Guide: www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

2. Select the document

3. Select 'Read document and view comments'

4. Use the content page to navigate the document, and select which part of the document you wish to view

5. Once you have chosen which part of the plan you wish to comment on, select 'Add Comments'

6. Use the specifically designed questions to respond.

Please note you will need to add your comments through the response form for each paragraph, policy, map, table, figure or appendix you wish to comment on.

In writing:
If you prefer to send comments in writing, please fill in the specially designed response form.

Consultation on Chelmsford Pre-Submission Local Plan, Sustainability Appraisal and Habitats Regulations Assessment

PAPER COMMENTS FORM

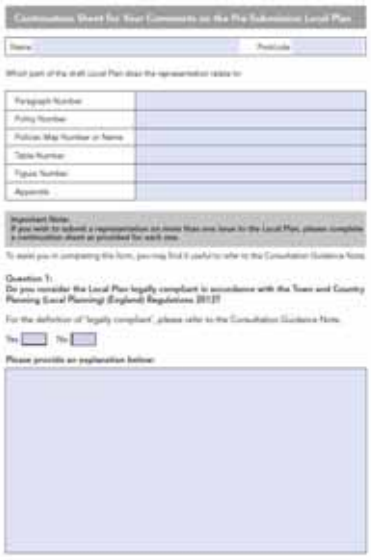
Part A - Consultation Details

Chelmsford Local Plan

We will then record your comments on the Consultation Portal,
to make sure they are dealt with alongside the online comments.
Comment forms can be downloaded at
www.chelmsford.gov.uk/pre-submission
or made available on request by telephoning (01245) 606330 or
emailing planning.policy@chelmsford.gov.uk
Forms can be returned:

- By e-mail to planning.policy@chelmsford.gov.uk
- By post to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- By hand to Chelmsford City Council Customer Service Centre (details above)

If you wish to submit a representation on more than one issue to the Local Plan, please complete a response form continuation sheet as provided for each one.


Continuation Sheet for Your Comments on the Pre-Submission Local Plan

Name

Postcode

Which part of the draft Local Plan does the representation relate to:

Paragraph Number	
Policy Number	
Policies Map Number or Name	
Table Number	
Figure Number	
Appendix	

Important Note:
If you wish to submit a representation on more than one issue to the Local Plan, please complete a continuation sheet as provided for each one.

To assist you in completing this form, you may find it useful to refer to the Consultation Guidance Note.

Question 1:
Do you consider the Local Plan legally compliant in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012?

For the definition of "legally compliant", please refer to the Consultation Guidance Note.

Yes ☐ No ☐

Please provide an explanation below:

If you have difficulties making representations by e-mail or post due to a disability, please call 01245 606330. Documents can be made available in alternative format including large print, audio and other languages. Please call (01245) 606330, Minicom (01245) 606444 or email planning.policy@chelmsford.gov.uk.

Important notes:
If you are submitting a representation of significant length, please provide a summary of not more than 200 words. We will request a summary in appropriate circumstances if it is not originally provided.

When uploading supporting documents, please ensure they contain no signatures, e-mail addresses or personal postal addresses.

Chelmsford City Council
Sustainable Communities
January 2018

Chelmsford Local Plan

Please note we are unable to accept anonymous representations. It is a requirement of the Local Plan process that comments can only be deemed legitimate ("duly made") if they are received in a written format with a name and address supplied. Comments made verbally or anonymously cannot be accepted.

Section 149 of the Equality Act 2010 requires that the Council should avoid any form of discrimination and foster good relations between different ethnic groups. Comments which are deemed to be discriminatory will be inadmissible and will not be accepted. We would ask that you avoid the use of such comments when making your representations.

Petitions:
If you are organising a petition or intend to, or have signed one, it must be submitted by 4.45pm on 14 March 2018 and be accompanied by the name and contact details for the petition organiser. The Council will register the petition organiser on the Consultation Portal. Acknowledgement of the petition and any future Local Plan notifications will only be sent to the petition organiser. The number of signatories will be recorded separately.

Strategic Land Availability Assessment (SLAA) Submissions

We will be accepting new SLAA submissions during the Pre-Submission consultation period. This is only for **new** sites which have not been submitted before, or significant changes to previously submitted sites. Please do not resubmit previously submitted sites which have not changed.

All information should be submitted on the SLAA Submissions 2018 form, available at www.chelmsford.gov.uk/planningpolicyconsult (from 31 January).

PART 4 – Appearing at Examination

Question 4 of the response form asks whether you consider it necessary to take part and speak at the examination hearing if your representation is seeking a change to the Local Plan. Please remember it is the Planning Inspector's decision who will participate and be heard at the Examination. It is acceptable to submit just a written submission if you feel this adequately covers all your points as all the representations will be submitted to the Planning Inspector and considered as part of the Independent Examination.

PART 5 – What will happen with my representation?

The Council will acknowledge receipt of your representation and fully consider them, although the Council will not enter into individual correspondence. All representations will be recorded on the Consultation Portal.

Comments will be published with your name and organisation (where applicable), and will be available for public viewing. No other personal details will be made public. Data will be held in accordance with the Data Protection Act 1998 and the General Data Protection Regulations. For more information please visit the Council's Data Protection page: https://www.chelmsford.gov.uk/your-council/accessinginformation/data-protection/

Following the consultation, a feedback report will be produced setting out the main issues raised to the document.

All representations will be passed to the Planning Inspector and it is recommended that comments are clear, concise and targeted. Whilst respondents are free to comment as they choose, to have greatest influence at this stage it is advisable that representations should relate to the soundness of the draft Publication Local Plan and/or to its compliance with legal requirements.

Public Notices

CHELMSFORD CITY COUNCIL

NOTICE OF PUBLIC CONSULTATION: CHELMSFORD CITY COUNCIL PRE-SUBMISSION LOCAL PLAN, SUSTAINABILITY APPRAISAL, HABITATS REGULATIONS ASSESSMENT

Chelmsford City Council has published the Chelmsford Pre-Submission Local Plan document for consultation until 14 March 2018. It is accompanied by a Sustainability Appraisal, (and Non-Technical Summary) and Habitats Regulations Assessment, as part of the consultation. This is in compliance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Chelmsford Local Plan will guide growth and development across Chelmsford City Council's area to 2036. It will identify land for new development for the provision of housing, jobs and schools as well as areas for protection. The new Local Plan will also include new policies to help determine planning applications. The Sustainability Appraisal assesses the options against a range of social, environmental and economic indicators and helps to identify any significant effects. The Habitats Regulations Assessment assesses whether the Pre-Submission Local Plan will adversely affect a European habitat site.

The consultation runs from 9.45am on Wednesday 31 January 2018 until 4.45pm on Wednesday 14 March 2018.

Where to view the documents and how to make representations

You can view and comment on the consultation documents on the City Council's consultation portal at: www.chelmsford.gov.uk/planningpolicyconsult

Paper copies can be viewed at the following City Council office:

- Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- Monday to Friday 8.45am to 4.45pm

Also at the following libraries:

Broomfield Library, 180 Main Road	13.00-17.00 Mon & Thurs; 09.00-13.00 Wed & Sat
Chelmsford Library, Market Road	09.00-18.30 Mon to Fri; 09.00-17.30 Sat; 13.00-16.00 Sun
Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat
Galleywood Library, Watchouse Road	13.00-17.00 Tues & Fri; 09.00-13.00 Thurs & Sat
Great Baddow Library, 27 High Street	09.00-17.00 Mon, Weds, Thurs & Sat
North Melbourne Library, Dielands Pla	09.00-17.00 Tues, Fri & Sat
SWF Library, Trinity Square	09.00-19.00 Tues; 09.00-13.00 Weds; 09.00-18.00 Thurs & Fri; 09.00-17.00 Sat
Springfield Library, St Augustine's Way	10:00-16:00 Mon, Tues, Thurs, Fri and Sat
Stock Library, Swan Lane	14.00-18.00 Tues; 09.00-13.00 and 14.00-18.00 Thurs; 09.00-12.00 Sat
Writtle Library, 15 The Green	09.00-17.00 Mon & Tues; 09.00-13.00 Weds & Sat; 13.00-17.00 Thurs; 09.00-17.00 Fri
Billericay Library, High Street	09:00-17:00 Mon to Sat
Braintree Library, Fairfield Road	09:00-17:00 Mon to Sat
Hatfield Peverel Library, The Street	13:00-17:00 Tues & Thurs; 09:00-13:00 Weds & Sat
Ingatestone Library, High Street	13:00-17:00 Mon & Thurs; 09:00-13:00 Weds & Sat
Wickford Library, Market Road	09:00-17:00 Mon to Sat
Copies also available in the mobile library vehicle that covers Chelmsford City Area	

A number of drop-in exhibitions will be held throughout the consultation period.

Location	Date	Time
Remembrance Square, County Hall, Market Road, CM1 1LX	Tuesday 6 February to Friday 9 February	Staffed – 11.30am - 2.30pm (Tuesday and Thursday) Unstaffed – Wednesday and Friday
Great Baddow Parish Hall, 19 Meldon Road, Great Baddow, CM2 7DW	Monday 12 February	4pm-8pm
Leighs Village Hall, Boreham Road, Great Leighs, CM3 1NH	Tuesday 13 February	4pm-8pm
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Sandon Village Hall, Woodhill Road, Sandon, CM2 7SQ	Thursday 15 February	4pm-8pm
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Bicknacre Village Hall, Main Road, Bicknacre, CM3 4ES	Tuesday 20 February	4pm-8pm
Broomfield Village Hall, 159 Main Road, Broomfield, CM1 7AH	Wednesday 21 February	4.30pm-8pm
Little Waltham Memorial Hall, 15 Brook Hill, Little Waltham, CM3 3LN	Tuesday 27 February	4pm-8pm
Danbury Village Hall, Main Road, Danbury, CM3 4NQ	Tuesday 27 February	5pm-8pm
Chelmsford Community Church, Trent Road, CM1 2LQ	Thursday 1 March	4pm-8pm

Please check our website for dates and venues before making a special journey as times/locations may change: www.chelmsford.gov.uk/new-local-plan

Representations can also be made to the addresses below.

E-mail: planning.policy@chelmsford.gov.uk; Tel: (01245) 606330; Post: Planning and Housing Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE

If you do not have access to a computer, you can request paper copies as above. A charge will be made to cover printing and postage costs.

If you have difficulties making representations by e-mail or post due to a disability, please call 01245 606330.

Please note that any representations made by you must be received by the Council no later than 4.45pm on Wednesday 14 March 2018

All representations will be considered, published on the Council's consultation portal in accordance with the Data Protection Act, and submitted to the Planning Inspector holding the Independent Examination.

David Green, Director of Sustainable Communities

Planning and Housing Policy
Civic Centre, Duke Street, Chelmsford,
Essex, CM1 1JE

Telephone: 01245 606330

Date: 30 January 2018
Consultation PID Number: xxxxxx

Dear Consultee,

Publication of Chelmsford Pre-Submission Local Plan Consultation document (Publication Draft Regulation 19), its accompanying Sustainability Appraisal and Habitats Regulations Assessment

I am writing to you as a registered consultee on Chelmsford City Council's Local Plan consultation database. Please be advised that the City Council is publishing the above documents for consultation for six weeks from: **8.45am on Wednesday 31 January 2018 to 4.45pm on Wednesday 14 March 2018.**

The Chelmsford Local Plan will guide growth and development across Chelmsford City Council's area in the period to 2036. It will identify land for new development for the provision of housing, jobs and schools as well as areas for protection. The new Local Plan will also include new policies to help determine planning applications.

It is very important that the Local Plan promotes sustainable development. A Sustainability Appraisal (SA) has been undertaken to test the proposals in the Pre-Submission Local Plan document against a range of social, environmental and economic indicators and helps to identify any significant effects.

The accompanying Habitats Regulations Assessment (HRA) determines whether there will be any 'likely significant effects' on any designated European habitat site as a result of the new Local Plan's implementation and, if so, whether these effects will result in any adverse effects on the site's integrity.

The SA and HRA will be published for consultation at the same time.

How do I get involved?

We want to encourage as many people and organisations as possible to have their say on this Pre-Submission Local Plan document; and on the Sustainability and Habitats Assessments.

To ensure that comments are submitted in a format required by the Planning Inspector, it is important that you identify which document and section you are commenting on. In addition, the Inspector will need to know whether you support or object to the Local Plan, whether the Council has met the legal requirements and whether it meets the four tests of soundness set out in the National Planning Policy Framework (paragraph 182). These cover whether the Local Plan:

- Has been positively prepared
- Is Justified
- Is Effective
- Is Consistent with national policy

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly. Go to **www.chelmsford.gov.uk/planningpolicyconsult** to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

To assist you in using this system your registered username is: xxxxxx

Otherwise, a specially designed response form is available online at **www.chelmsford.gov.uk/pre-submission.** Responses can also be made in writing and returned to the above email or postal address.

Paper copies of the Local Plan will also be available for inspection during normal opening hours in local libraries and at the City Council's Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

More details on how to get involved can be found at **www.chelmsford.gov.uk/pre-submission.** There is also a series of drop-in exhibitions to be held during the consultation period. For further details please see the Local Plan Consultation Guidance Note and Statement of Representations.

Paper copies of the Local Plan will be available to purchase by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to the address above. Please note there will be a charge is to cover the cost of printing and postage.

Please note we are unable to accept anonymous representations. Any comments received after 4.45pm on 14 March 2018 cannot be accepted.

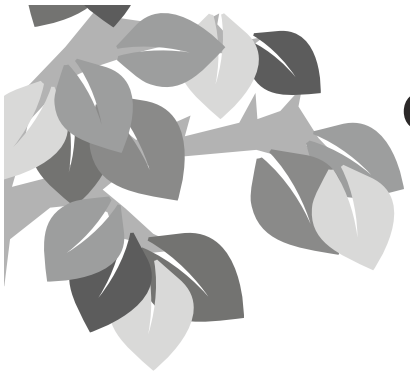
If you no longer wish to remain on our consultation database or if your contact details have changed please contact us on 01245 606330.

If you have access to the internet you may wish to manage/view your comments online through the Consultation Portal. We will then keep you informed of progress of the Local Plan by email, and you can also easily view and comment on consultations. If this is the case, please call us on 01245 606330 and we can send you an email with a link to the online system.

Yours faithfully

Jeremy Potter

Planning and Strategic Housing Policy Manager



Consultation on Chelmsford Pre-Submission Local Plan, Sustainability Appraisal and Habitats Regulations Assessment

PAPER COMMENTS FORM

This form has five Parts:

- **Part A** - Consultation Details
- **Part B** - Contact Details
- **Part C** - Your Comments on the Pre-Submission Local Plan
- **Part D** - Your Comments on the Pre-Submission Sustainability Appraisal (SA)
- **Part E** - Your Comments on the Pre-Submission Habitats Regulations Assessment (HRA)

Part A - Consultation Details

Chelmsford City Council has published the Chelmsford Local Plan Pre-Submission Consultation (Regulation 19) and accompanying Sustainability Appraisal and Habitats Regulations Assessment for consultation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

How to comment

The Council strongly encourages comments to be made online via its Consultation Portal **www.chelmsford.gov.uk/planningpolicyconsult** as this enables the quick and efficient handling of comments. This system allows you to edit comments before submitting them and to upload any supporting material. For further information about how the Consultation Portal works, read our Consultation Portal User Guide at: **www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663**

Alternatively, comments can be made using this form and returned to:

- By email - planning.policy@chelmsford.gov.uk
- By post - Planning and Housing Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- By hand - Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, Monday to Friday 8.45am-4.45pm

If completing electronically, please save this questionnaire to your computer using the Save As button on your toolbar, fill it in and then e-mail it to planning.policy@chelmsford.gov.uk

Please note we are unable to accept anonymous representations. It is a requirement of the Local Plan process that comments can only be deemed legitimate ("duly made") if they are received in a written format with a name and address supplied. Comments made verbally or anonymously cannot be accepted.

Any comments received after 4.45pm on 14 March 2018 cannot be accepted.

How comments will be used

The Council will acknowledge receipt of your comments and fully consider them, although we will not enter into individual correspondence.

The Council is obliged to make all duly-made representations available for public inspection on its website. Comments received will be published on the Council's Consultation Portal in accordance with the Data Protection Act and General Data Protection Regulations.

Section 149 of the Equality Act 2010 requires that the Council should avoid any form of discrimination and also foster good relations between different ethnic groups. Comments which are deemed to be discriminatory will be inadmissible and will not be accepted. We would ask that you avoid the use of such comments when making your representations.

Chelmsford Local Plan

If completing electronically, please save this questionnaire to your computer using the Save As button on your toolbar, fill it in and then e-mail it to planning.policy@chelmsford.gov.uk

Part B - Contact Details

Personal Details

Title .....

First Name .....

Last Name .....

Organisation (if the comments you are making are on behalf of an organisation)

.....

Address .....

.....

.....

.....

Postcode .....

Telephone Number .....

Email Address

.....

Consultation ID (if known): .....

Signature Please tick the box .....

Date .....

Agent Details (if applicable)

Title .....

First Name .....

Last Name .....

Organisation (if the comments you are making are on behalf of an organisation)

.....

Address .....

.....

.....

.....

Postcode .....

Telephone Number .....

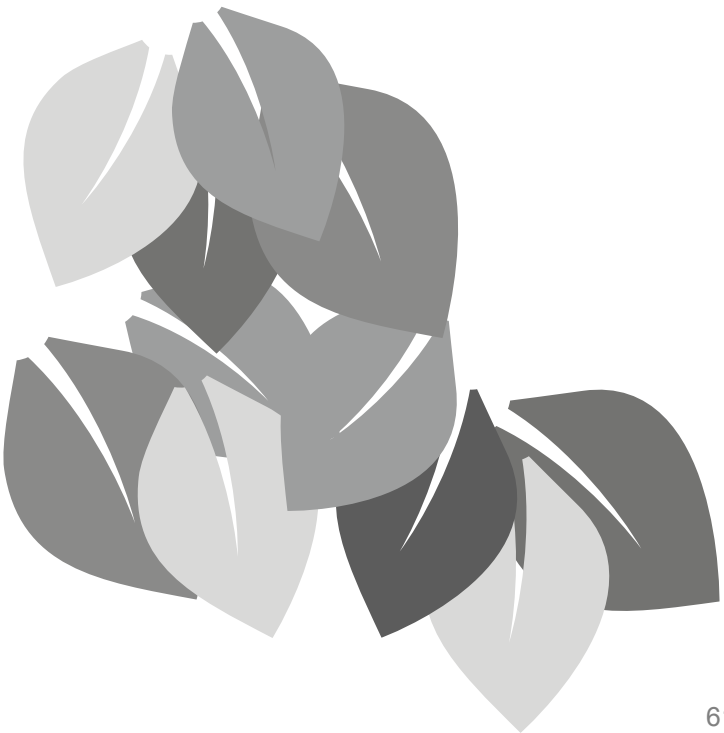
Email Address

.....

Consultation ID (if known): .....

Signature Please tick the box .....

Date .....



Part C - Your Comments on the Pre-Submission Local Plan

Which part of the draft Local Plan does the representation relate to:

Paragraph Number	
Policy Number	
Policies Map Number or Name	
Table Number	
Figure Number	
Appendix	

Important Note:
If you wish to submit a representation on more than one issue to the Local Plan, please complete a continuation sheet as provided for each one.

To assist you in completing this form you may find it useful to refer to the Consultation Guidance Note.

Question 1:
Do you consider the Local Plan legally compliant in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012?

For the definition of 'legally compliant', please refer to the Consultation Guidance Note.

Yes ☐ No ☐

Please provide an explanation below:

Question 1a:
Please set out the changes you consider necessary to make the Local Plan legally compliant including revised wording of any policy or text. Please be as precise as possible.

Question 2:
Does the Local Plan comply with the Duty to Co-operate?
For information on the term 'Duty to Co-operate', please refer to the Consultation Guidance Note.

Yes ☐ No ☐

Please provide an explanation below:

Question 2a:
Please outline any changes to the approach taken which you consider necessary to ensure the Duty to Co-operate is met. Please include revised wording of any policy or text to the Local Plan. Please be as precise as possible.

Question 3:
To be found 'Sound' a Local Plan should be positively prepared, justified, effective and consistent with National Policy (Please refer to National Planning Policy Framework (NPPF) Paragraph 182 (page 43) for full definitions)

Do you consider the Local Plan 'sound'?

Yes ☐ No ☐

If No, because you consider the Local Plan is NOT:

Positively prepared	☐
Justified	☐
Effective	☐
Consistent with national policy	☐

Question 3a:
Please provide an explanation below and identify the main issues.

Question 3b:
Please set out the changes you consider necessary to make the Local Plan 'sound' including revised wording of any policy or text. Please be as precise as possible.

Question 4:
If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing?

Yes ☐ No ☐

Question 5: Executive Summary

If you are submitting a representation of significant length, please provide a summary of the main issues in your representation in no more than 200 words. We will request a summary in appropriate circumstances if it is not originally provided.

Please provide an executive summary of the main issues below.

Question 6:
Do you wish to be notified of the following:

Please note if you do not select any boxes, you **will not** be notified at the following stages of Local Plan preparation.

Submission of the Local Plan for Examination	☐
Publication of the Inspector's Report	☐
Adoption of the Local Plan	☐

Part D – Your Comments on the Pre-Submission Local Plan Sustainability Appraisal (SA)

We would welcome your views on any aspect of the Pre-Submission Local Plan SA 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 indicate the Paragraph Number/ Figure/Table/Appendix that your comments relate to:

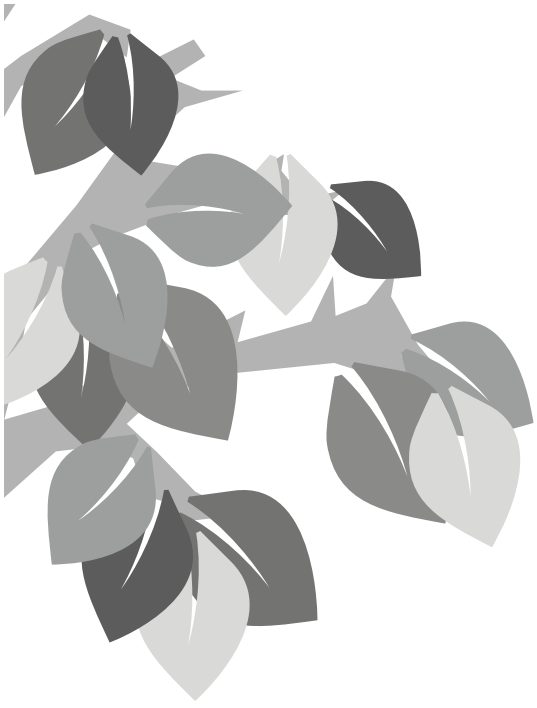
Please provide an explanation below.

Part E – Your Comments on the Pre-Submission Habitats Regulation Assessment (HRA)

We would welcome your views on any aspect of the Pre-Submission Local Plan HRA. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any potential significant effects which have not been considered.

Please indicate the Paragraph Number/ Figure/Table/Appendix that your comments relate to:

Please provide an explanation below.



If completing electronically, please ensure you have saved this questionnaire before sending to the Planning and Housing Policy Team.

If you wish to submit any supporting information, please ensure they contain no signatures, e-mail addresses or personal postal addresses.

This paper comments form can be made available in alternative formats such as large print, audio and other languages. Please call (01245) 606330 or email planning.policy@chelmsford.gov.uk.

Thank you for being part of the consultation.

Chelmsford City Council

Chelmsford Local Plan

LOCAL PLAN NEWSLETTER

JANUARY 2018 NUMBER 4

Have your say on ...

Chelmsford's new Local Plan. We are consulting on the final stage, the Pre-Submission Local Plan, from 31 January to 14 March 2018. This is your opportunity to get involved with shaping Chelmsford's future.

What is the Local Plan?

The consultation document, called the Pre-Submission Local Plan, identifies the number and locations for houses, jobs and businesses we are planning for, along with the infrastructure needed to support growth. This includes where children will go to school, where people will work, and how they will get around - new roads, sustainable travel, access to the outdoors using green spaces and the wider countryside.

The Local Plan also includes draft planning policies which will be used to determine planning applications, and settlement boundaries for our towns and villages beyond which development may be restricted.

Why have a new Local Plan?

Much of the development outlined in the current Local Plan (Local Development Framework adopted from 2008) is either complete or already underway, such as the former Marconi site, Bond Street, Beaulieu/Channels, and Chelmer Valley Park and Ride. To continue this success, it is important that we have an up-to-date plan to meet local development needs to 2036 and beyond and ensure Chelmsford remains a vibrant and attractive place to live, work and socialise.

How have we got to this stage?

There have been two previous stages of consultation which many people and organisations have commented on. The first was the Issues and Options consultation in 2015/16 and most recently the Preferred Options in Spring 2017. The responses received to these consultations have been carefully considered and used to progress the Local Plan to this final stage.

The responses received to the Preferred Options have been summarised in a 'You Said, We Did' feedback report. This document also sets out how we have taken the key comments made into consideration and the main changes made to the latest draft Local Plan. This can be read on our website: **www.chelmsford.gov.uk/new-local-plan.** The main changes to this Local Plan includes a reduction in the numbers of homes on some sites, introduction of new urban sites and changes to policy wording.

In preparing the Local Plan we have also used a wide range of technical studies covering subjects such as housing, traffic, landscape and sustainability and have had meetings with education, transport, health and utilities providers.

New development: Where and how much?

The Local Plan provides for a total of 21,893 new homes, consisting of:

- 11,408 existing commitments for new homes and sites with planning permission
- 9,085 new homes on new site allocations (plus 1,400 windfall allowance)

In addition:

- 10 Gypsy and Traveller pitches on one new site
- 24 Travelling Showpeople plots on 4 new sites

Some existing commitments in previous plans have not yet been built, and are brought forward into the new Local Plan

JOBS

- 725 new jobs a year to 2036
- 55,000sqm of business/employment space, with two office/business parks

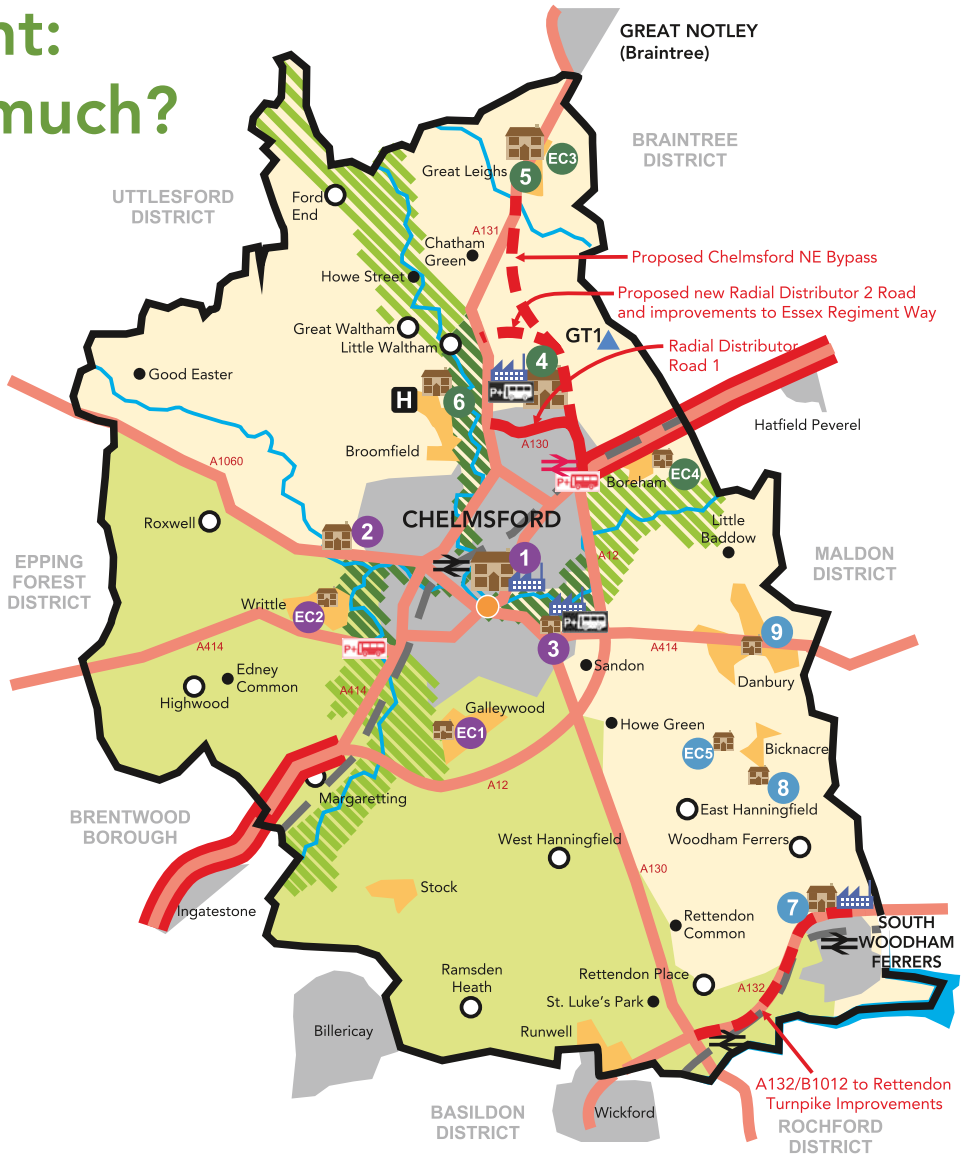
- The Green Belt will be protected from development
- Other valued landscapes including river valleys will also be protected through Green Wedges and Green Corridors
- Protection for heritage assets such as listed buildings, and areas for wildlife and nature conservation

Development is focused on three growth areas:

Growth Area 1
Central and Urban Chelmsford

Growth Area 2
North Chelmsford

Growth Area 3
South and East Chelmsford



Other things needed to serve new development include:

- Chelmsford North East Bypass
- New link road and improvements to Essex Regiment Way
- Local road improvements including an additional access to Broomfield Hospital
- Beaulieu Park Railway Station
- New and upgraded cycling and walking routes
- Additional/expanded Park and Ride sites
- New schools and early years/nursery school provision
- More healthcare facilities
- Neighbourhood centres with shops, community and leisure facilities
- Open space including two new Country Parks.

Growth Area 1
Central and Urban Chelmsford

New development will be focused mainly on brownfield land in the City Centre, to strengthen the City as a major residential, employment and retail centre. Two other locations for development to the West and East of Chelmsford are on greenfield land. All the areas will focus on improving and enhancing public access in the Green Wedge and provide opportunities for sustainable travel (cycling and walking) to connect with the City Centre's services and facilities. Other benefits to the local area include a new Country Park, new employment, new primary schools, early years and childcare provision.

1 Brownfield sites in Chelmsford Urban Area

- 2,205 Homes
- 4,000sqm Office
- 11,500sqm Food Retail
- Primary school
- 2 special schools
- 4 nursery schools

2 West Chelmsford

- 800 Homes
- 5 Travelling Showpeople Plots
- Primary school and nursery school

3 3a East Chelmsford - Manor Farm

- 250 Homes
- Country Park
- New access into Sandford Mill

3b East Chelmsford - Land North of Maldon Road

- 5,000sqm Office/Business Park
- Nursery school

3c East Chelmsford - Land South of Maldon Road

- 100 Homes

3d East Chelmsford - Land North of Maldon Road

- 50 Homes

Existing commitments:
Lockside, Navigation Rd; Peninsula Site, Wharf Road; Depot and Nursery Site, Waterhouse Lane; Writtle Telephone Exchange; Galleywood Reservoir

- 609 Homes

Growth Area 2
North Chelmsford

Growth is focused at three locations and accommodates new large neighbourhoods and employment opportunities. Development in this Growth Area, is a major opportunity to help deliver new infrastructure such as significant transport infrastructure planned for the A130/A131 corridor including a new Chelmsford North East Bypass, new railway station and expansion of Park and Ride. New developments will create attractive well-designed communities focused around open space, leisure facilities, new schools, early years and childcare provision, green infrastructure and employment opportunities.

4 North East Chelmsford

- 3,000 Homes
- 9 Travelling Showpeople Plots
- 45,000sqm Office/Business Park
- Country Park
- Chelmsford North East Bypass
- Secondary school
- 2 Primary schools
- Nursery school
- Neighbourhood Centre

5 5a Great Leighs - Land at Moulsham Hall

- 750 Homes
- 5 Travelling Showpeople Plots
- Primary school and nursery school
- Neighbourhood Centre

5b Great Leighs - Land East of London Road

- 250 specialist residential homes for older people

5c Great Leighs - Land North and South of Banters Lane

- 100 Homes

6 North of Broomfield

- 450 Homes
- Nursery school
- New road access into Broomfield Hospital
- Neighbourhood Centre

GT1 Drakes Lane, Little Waltham

- 10 Traveller Pitches

Existing commitments:
North East Chelmsford, Beaulieu and Channels post 2021 delivery; Land East of Main Road Great Leighs; Land East of Plantation Road Boreham

- 2,669 Homes

Growth Area 3
South and East Chelmsford

Development will be concentrated to the north of South Woodham Ferrers. Growth here will be well connected to the town, set in attractive landscape incorporating a new Neighbourhood Centre, a new employment area, and open space/leisure facilities. It will help to bring forward improvements to the A132. Smaller development proposals for Bicknacre and Danbury will contribute towards existing facilities such as primary schools, early years and childcare provision, food shopping facilities and healthcare facilities.

7 North of South Woodham Ferrers

- 1,000 Homes
- 5 Travelling Showpeople Plots
- 1,000sqm Flexible Business Space
- 1,900sqm Food Retail
- Primary school (if required) and nursery school
- Neighbourhood Centre
- A132 improvements

8 South of Bicknacre

- 30 Homes

9 Danbury

- 100 Homes

Existing commitments:
St Giles Bicknacre

- 32 units for Specialist Residential Accommodation

Get involved - visit an exhibition

We are arranging a series of drop-in exhibitions in areas where development is proposed. To see the latest schedule of locations, dates and times, please visit:
www.chelmsford.gov.uk/new-local-plan

Get involved - register and comment **NOW**

You can have your say on this Pre-Submission Local Plan document; and on the sustainability and habitat assessments.

The consultation runs for 6 weeks from 31 January to 14 March.

This consultation focuses on legal compliance and consistency with national policy, known as the test of 'Soundness'. All comments will be considered and submitted alongside the Local Plan and evidence base to the Planning Inspector holding an Independent Examination.

To ensure that comments are submitted in a format required by the Planning Inspector, please refer to our guidance on submitting representations.

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly. Go to:
www.chelmsford.gov.uk/planningpolicyconsult
to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more:
www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

What else are we consulting on?

Our aim is to get the right type of development in the right places to meet the growing needs of local people and businesses while protecting our environment.

To help us do this, the Pre-Submission Local Plan document has been assessed against a range of social, environmental and economic indicators, called a Sustainability Appraisal, to identify any significant effects. Similarly, a Habitats Regulations Assessment assesses the document for any impacts on European habitat sites such as designated Special Protection Areas and Ramsar sites.
Both these assessments also form part of the consultation.

You can also find more information and documents for downloading, at
www.chelmsford.gov.uk/new-local-plan.
E-mail: planning.policy@chelmsford.gov.uk
Tel: 01245 606330

Planning and Housing Policy
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford, CM1 1JE

The new Local Plan is available in alternative formats including large print, audio and other languages.

Chelmsford City Council

Consultation closes at 4.45pm on Wednesday 14 March 2018

Chelmsford Local Plan

Help with planning Chelmsford's future

Chelmsford City Council is consulting on the Pre-Submission Local Plan Document and its Sustainability and Habitats Appraisals.

Get involved - Have Your Say!

The consultation runs from

31 January to 4.45pm on 14 March 2018

Go to **www.chelmsford.gov.uk/planningpolicyconsult** to:

- Read the consultation documents
- Make your comments
- Sign up for alerts

Visit a drop-in exhibition
Find out more:
www.chelmsford.gov.uk/pre-submission
Telephone: 01245 606330
Email: planning.policy@chelmsford.gov.uk

Chelmsford Local Plan

Chelmsford's New Local Plan

Find out more:

Drop-in Exhibition

Tuesday 27 February, 5pm - 8pm

Danbury Village Hall
Main Road, Danbury CM3 4NQ

Or go to **www.chelmsford.gov.uk/planningpolicyconsult** to:

- Read the consultation documents
- Make your comments
- Sign up for alerts

Find out more:
www.chelmsford.gov.uk/pre-submission
Telephone: 01245 606330
Email: planning.policy@chelmsford.gov.uk

LOCAL PLAN CONSULTATION SITE NOTICE

(THIS IS NOT A PLANNING APPLICATION)

LOCAL PLAN PRE-SUBMISSION SITE 1f – Riverside Ice and Leisure, Victoria Road

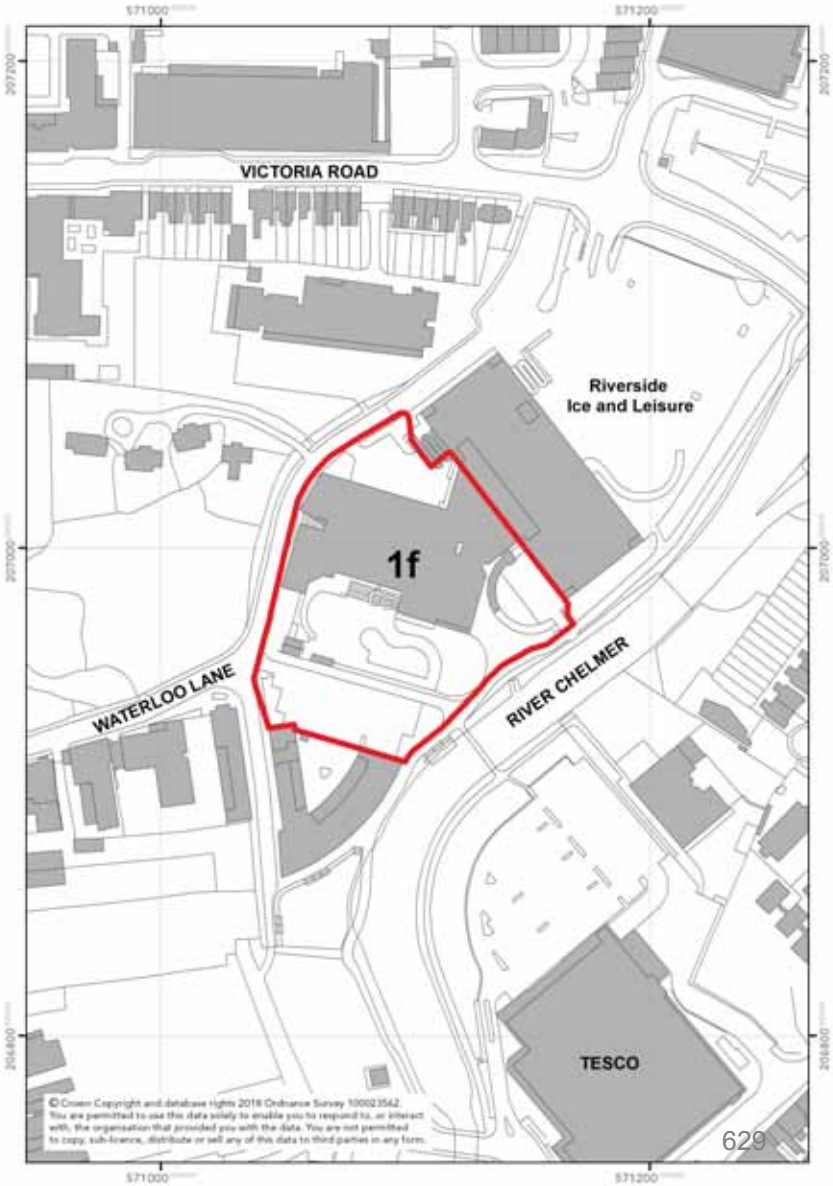
Chelmsford City Council has published for consultation its Pre-Submission Local Plan

This sets out future growth for Chelmsford up to 2036 and includes proposed site allocations for future development.

The site outlined in red on the map below is a proposed site allocation for mixed use development in the Chelmsford City Council Local Plan.

More details about this site and the Local Plan Pre-Submission document can be viewed on our website at www.chelmsford.gov.uk/planningpolicyconsult

The document can also be viewed at Local Libraries and The Customer Service Centre, Civic Centre, Duke Street, Chelmsford between 8.45am to 4.45pm Monday to Friday.



If you wish to come along and view the document or find out more, dates and times of Local Plan drop in exhibitions are available online at:
www.chelmsford.gov.uk/pre-submission

(please check for updates to these before starting your journey)

For more details on how to make your representations please visit www.chelmsford.gov.uk/pre-submission

All representations must be received by 4.45pm 14th March 2018.

If you require further assistance please call 01245 606330

Chelmsford Local Plan

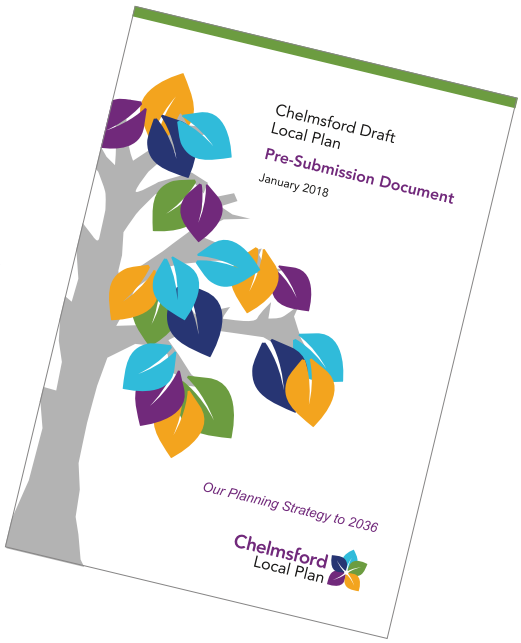
Chelmsford Local Plan
Pre-Submission Consultation - Respond by 4.45pm 14 March 2018

Welcome

Thank you for visiting today.

We are consulting on our Pre-Submisssion Local Plan, from 31 January to 14 March 2018.

This is your opportunity to help shape Chelmsford's future to 2036 and beyond by getting involved in the Local Plan



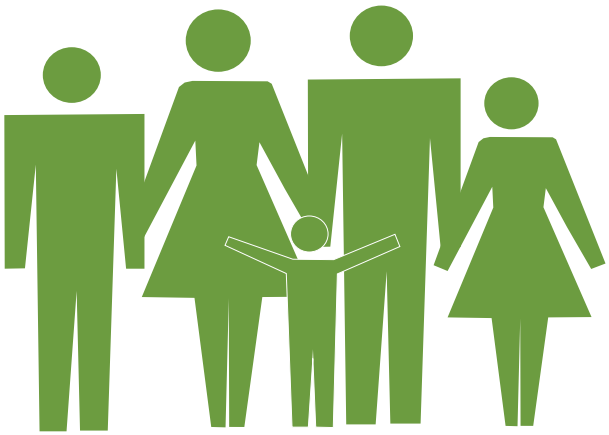
This is our final stage of consultation on the draft Local Plan before submission for an Examination undertaken by an independent Planning Inspector. The Local Plan sets out how much growth is needed and the specific locations where this could go.

This exhibition covers:

- What is the Local Plan, why have one and how we have got to this stage
- How we have used previous consultation responses
- The vision, objectives and principles for future growth
- Growth – how much, and where
- Details of the three growth areas
- What else is in the Pre-Submission Local Plan
- What else are we consulting on, and how to comment
- What the next stages are

You can read the full document and background studies at **www.chelmsford.gov.uk/planningpolicyconsult** or take away a summary newsletter today to find out more.

We have arranged a series of drop-in exhibitions, like this one, in areas where development is proposed. To see the latest schedule of locations, dates and times, please visit **www.chelmsford.gov.uk/pre-submission** or ask a member of staff.



Chelmsford City Council

Pre-Submission - some basics

What is the Local Plan?

The Pre-Submission Local Plan addresses the needs and opportunities for future development growth, while protecting the environment. It sets out the number and locations for houses, jobs and businesses needed until 2036, along with the infrastructure needed to support growth.

The Local Plan also includes draft planning policies which will be used to determine planning applications; and boundaries for our main settlements beyond which development may be restricted.

Why have a new Local Plan?

Our current Local Plan, the Local Development Framework, was adopted from 2008. Much of the development outlined in that is either complete or already underway, such as the former Marconi site, Bond Street shopping area, Beaulieu Park/ Channels, and Chelmer Valley Park and Ride. To continue this success, it is important that we have an up-to-date plan to meet local development needs to 2036 and beyond. This will ensure Chelmsford remains a vibrant and attractive place to live, work and socialise.

How have we got to this stage?

There have been two previous stages of consultation (Issues and Options and Preferred Options) which many people and organisations have commented on. The responses received to these consultations have been carefully considered and used to progress the Local Plan to this final stage.

The responses received to the Preferred Options have been summarised in a 'You Said, We Did' feedback report. This document also sets out how we have taken the key comments made into consideration, and the main changes made to the latest draft Local Plan. This can be read on our website: **www.chelmsford.gov.uk/new-local-plan**. The main changes to this Local Plan include a reduction in the number of homes on some sites, introduction of new urban sites and changes to policy wording.

In preparing the Local Plan we have also used a wide range of technical studies covering subjects such as housing, traffic, landscape and sustainability and have had meetings with education, transport, health and utilities providers.

What is important about this stage of consultation?

This stage of consultation is the final stage before submission of the Local Plan for Examination. This consultation focuses on legal compliance and consistency with national policy. Comments received will be collated and submitted to the Planning Inspector holding the Examination. The Local Plan will be examined by an independent Planning Inspector whose role is to assess whether the Local Plan has been prepared in accordance with the Duty to Cooperate, is legally compliant and consistent with national policy.

You can comment on as much or as little as you wish but for this stage in plan making, it is important that you identify which document and section you are commenting on. In addition, the Inspector will need to know whether you support or object to the Local Plan, whether the Council has met the legal requirements and whether it meets the four tests of soundness set out in the National Planning Policy Framework (paragraph 182). These cover whether the Local Plan:

- Has been positively prepared
- Is Justified
- Is Effective
- Is Consistent with national policy

Our Vision for the future

Our Vision for Chelmsford sets out the kind of place we want to be in 2036:

To continue the existing successes from the growth of Chelmsford City Council's area by embracing our role as England's newest City and the Capital of Essex. Chelmsford will be a sub-regional catalyst for change, providing new sustainable neighbourhoods and attracting inward investment for a wide range of businesses across our area. This also means maximising development opportunities within a compact and vibrant City Centre.

This positive change will optimise the opportunities for new and upgraded infrastructure including leisure and recreation facilities, shops, education and healthcare services and also provide even better housing and job opportunities to local residents, making places where people want to live and work to further improve their quality of life and wellbeing. This will include improving the way people move around by public transport, by bike, on foot and in private vehicles and making the most of the area's assets and opportunities such as its river valleys, and improving the built, natural and historic environment.

To make sure we deliver the Vision through the Local Plan, we are proposing some Spatial Principles that will guide the choices made.

These Spatial Principles in the Local Plan are as follows:

- Maximise the use of suitable previously developed land for development
- Continue the renewal of Chelmsford City Centre and Urban Area
- Locate development at well-connected sustainable locations
- Locate development to avoid or manage flood risk
- Protect the Green Belt
- Protect and enhance valued landscapes, heritage and biodiversity
- Respect the pattern and hierarchy of existing settlements
- Ensure development is deliverable
- Ensure development is served by necessary infrastructure
- Use development to secure new infrastructure
- Plan for the longer-term

Growth: How Much?

The Local Plan provides for a total of 21,893 new homes, consisting of:

11,408 existing commitments for new homes and sites with planning permission

9,085 new homes on new site allocations (plus 1,400 windfall allowance)

10 Gypsy and Traveller pitches on one new site

In addition:

24 Travelling Showpeople plots on 4 new sites

Some existing commitments in previous plans have not yet been built, and are brought forward into the new Local Plan

725 new jobs a year to 2036

55,000 sqm of business/employment space, with two office/business parks

- The Green Belt will be protected from development
- Other valued landscapes including river valleys will also be protected through Green Wedges and Green Corridors
- Protection for heritage assets such as listed buildings, and areas for wildlife and nature conservation

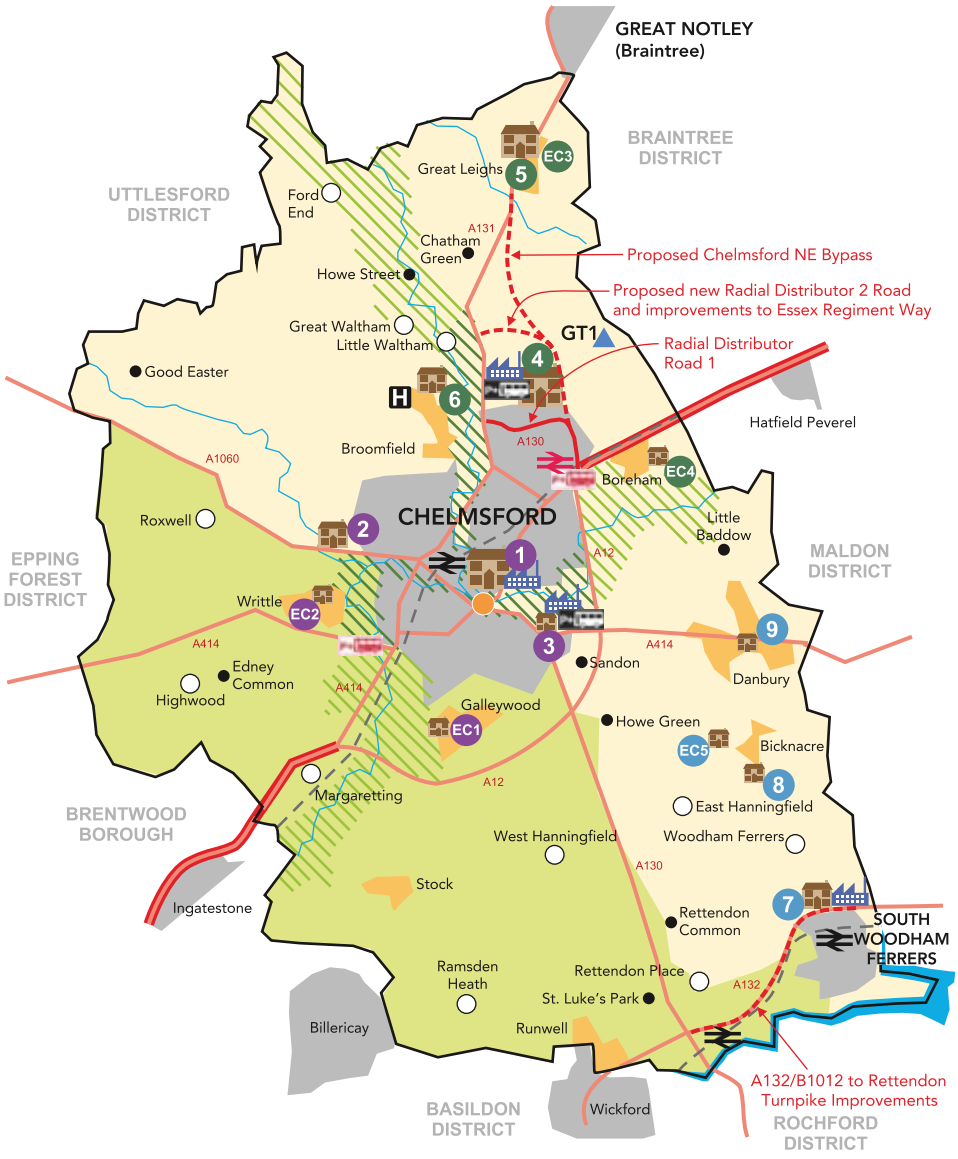
Other things needed to serve new development include:

- Chelmsford North East Bypass
- New link road and improvements to Essex Regiment Way
- Local road improvements including an additional access to Broomfield Hospital
- Beaulieu Railway Station
- New and upgraded cycling and walking routes
- Additional/expanded Park and Ride sites
- New schools and early years/nursery schools
- More healthcare facilities
- Neighbourhood centres with shops, community and leisure facilities
- Open space including two new Country Parks

Growth: Where?

Development is focused on three growth areas:

Growth Area 1 Central & Urban Chelmsford | **Growth Area 2** North Chelmsford | **Growth Area 3** South and East Chelmsford



Growth Area 1
Central & Urban Chelmsford

1 Previously developed sites in Chelmsford Urban Area
- 2,205 Homes
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- 11,500sqm Food Retail
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- New access into Sandford Mill

3b East Chelmsford - Land North of Maldon Road
- 5,000sqm Office/Business Park
- Nursery school

3c East Chelmsford - Land South of Maldon Road
- 100 Homes

3d East Chelmsford - Land North of Maldon Road
- 50 Homes

Existing commitments:
Lockside, Navigation Rd; Peninsula Site, Wharf Road; Depot and Nursery Site, Waterhouse Lane; Writtle Telephone Exchange; Galleywood Reservoir
- 609 Homes

Growth Area 2
North Chelmsford

4 North East Chelmsford
- 3,000 Homes
- 9 Travelling Showpeople Plots
- 45,000sqm Office/Business Park
- Country Park
- Chelmsford North East Bypass
- Secondary school
- 2 Primary schools
- Nursery school
- Neighbourhood Centre

5 5a Great Leighs - Land at Moulsham Hall
- 750 Homes
- 5 Travelling Showpeople Plots
- Primary school and nursery school
- Neighbourhood Centre

5b Great Leighs - Land East of London Road
- 250 specialist residential homes for older people

5c Great Leighs - Land North and South of Banters Lane
- 100 Homes

6 North of Broomfield
- 450 Homes
- Nursery school
- New road access into Broomfield Hospital
- Neighbourhood Centre

GT1 Drakes Lane, Little Waltham
- 10 Traveller Pitches

Existing commitments:
North East Chelmsford, Beaulieu and Channels post 2021 delivery; Land East of Main Road Great Leighs; Land East of Plantation Road Boreham
- 2,669 Homes

Growth Area 3
South & East Chelmsford

7 North of South Woodham Ferrers
- 1,000 Homes
- 5 Travelling Showpeople Plots
- 1,000sqm Flexible Business Space
- 1,900sqm Food Retail
- Primary school (if required) and nursery school
- Neighbourhood Centre
- A132 improvements

8 South of Bicknacre
- 30 Homes

9 Danbury
- 100 Homes

Existing commitments:
St Giles Bicknacre
- 32 units for Specialist Residential Accommodation

STRATEGIC EMPLOYMENT LOCATION
HOUSING: CHELMSFORD CENTRAL & URBAN
HOUSING: NORTH CHELMSFORD
HOUSING: SOUTH CHELMSFORD
GYPSY AND TRAVELLER SITE
GREEN BELT
GREEN WEDGE
GREEN CORRIDOR
RURAL AREA
CITY / TOWN
KEY SERVICE SETTLEMENT
SERVICE SETTLEMENT
SMALL SETTLEMENT
PROPOSED RAIL STATION
RAIL STATION
RAILWAY LINE
PROPOSED PARK AND RIDE
PARK AND RIDE
PROPOSED STRATEGIC NEW ROAD
MAJOR ROADS
A12 IMPROVEMENTS
ARMY AND NAVY IMPROVEMENTS
BROOMFIELD HOSPITAL
RIVER

What else does the Pre-Submission Local Plan contain?

The Local Plan sets out policies to guide new development. As well as the strategic policies, there are 32 detailed policies covering a range of topics including affordable housing, economic growth, protection of the countryside, the natural environment and community facilities. It also includes standards for new development such as design, open space and sustainable buildings.

All the proposals are shown on the Policies Map, showing areas proposed for development, settlement boundaries, protected areas, Minerals and Waste Local Plan areas, and an updated safeguarded area for the proposed Chelmsford North East Bypass.

The document also shows how the Local Plan will be monitored, using indicators which will be used to measure success on an annual basis.

What else are we consulting on?

It is very important that the Local Plan promotes sustainable development. To support this objective, an independent Sustainability Appraisal (SA) has been undertaken to test the proposals in the Local Plan. This assesses the likely significant social, economic and environmental effects of the draft Local Plan and the reasonable alternatives considered during its preparation. It advises on ways in which any identified adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised. In doing so, the SA seeks to make the most of the emerging Local Plan's contribution to sustainable development.

A definition of sustainable development is to enable people to meet their needs without compromising the ability of future generations to meet their own needs.

It is also important to make sure the Local Plan respects recognised European habitat sites such as Special Areas of Conservation and Ramsar sites, so a Habitats Regulations Assessment has also been carried out to identify any likely significant effects and any mitigation measures.

Chelmsford North East Bypass - Safeguarded Corridor

A new Chelmsford North East Bypass is proposed to connect the road network across the north of Chelmsford. The proposed bypass would link Boreham Interchange on the A12 to the Deres Bridge junction on the A131. This will close a gap in the network, ease congestion, and support long-term sustainable economic and housing growth.

Land needs to be safeguarded to make sure that there is the right amount of space for the scheme. This safeguarded corridor will be allocated in the Local Plan, and is part of this consultation. It does not re-examine the case for the bypass, the preferred route, or junction designs.

- A Deres Bridge junction
- B Boreham Interchange (A12)
- C Drainage areas
- D Potential location for a junction connection to the bypass
- E Potentially one or more of these three roads could be considered for closure at this location, with a possible conversion to a crossing point for pedestrians, cyclists and horse riders
- F Proposed corridor has been widened locally to allow for connection to the nearby area and to provide potential phased delivery opportunities for the bypass
- G Potential consideration of additional land for drainage and flood risk management in this area
- H Potential grade-separated junction to connect to the North East Bypass

Details such as junction design and crossing points would be considered as part of the future scheme development.

Read the information leaflet at www.chelmsford.gov.uk/pre-submission

Get involved - register and comment NOW

You can have your say on this Pre-Submission Local Plan document; and on the Sustainability and Habitats Assessments.

The consultation runs for 6 weeks from 31 January to 14 March 2018

To comply with Government guidance, and to ensure that comments are submitted in a format required by the Planning Inspector, your comments must include the following:

- They should state whether the document (or the relevant part of it) is considered sound or unsound. If unsound, you need to include an explanation as to how it can be amended to make it sound.
- They will also need to identify the 'test of soundness' or legal requirement which the comments relate to.

The four tests of soundness are:
Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
Consistent with national policy – the policy should enable the delivery of sustainable development in accordance with the policies within the National Planning Policy Framework (NPPF, 2012).

You also need to indicate;
- whether the Plan complies with the Duty to Co-operate.
- whether you think the Plan is Legally Compliant.

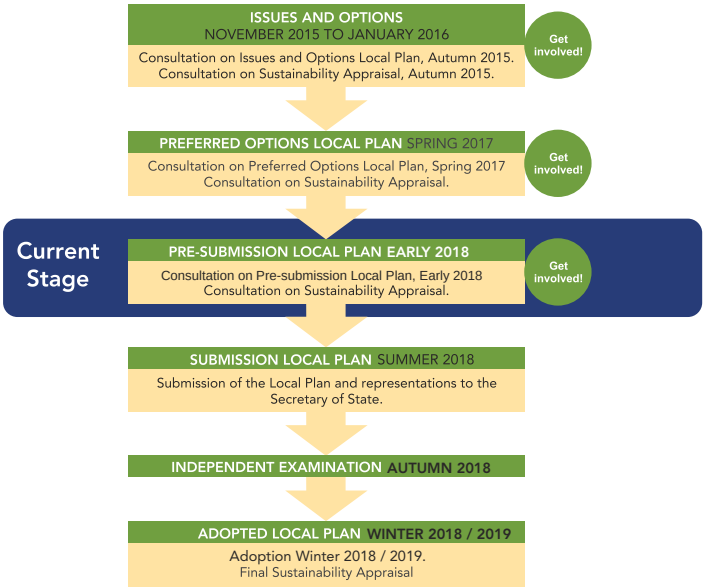
We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly.
Go to www.chelmsford.gov.uk/planningpolicyconsult to:
- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more:
www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

What happens next?

All comments will be considered and submitted alongside the Local Plan and evidence base to the Planning Inspector holding the Examination.

The key stages in the Local Plan timetable are shown below:



Chelmsford City Council

Strategic Growth Site 2 - West Chelmsford

Vision for this site

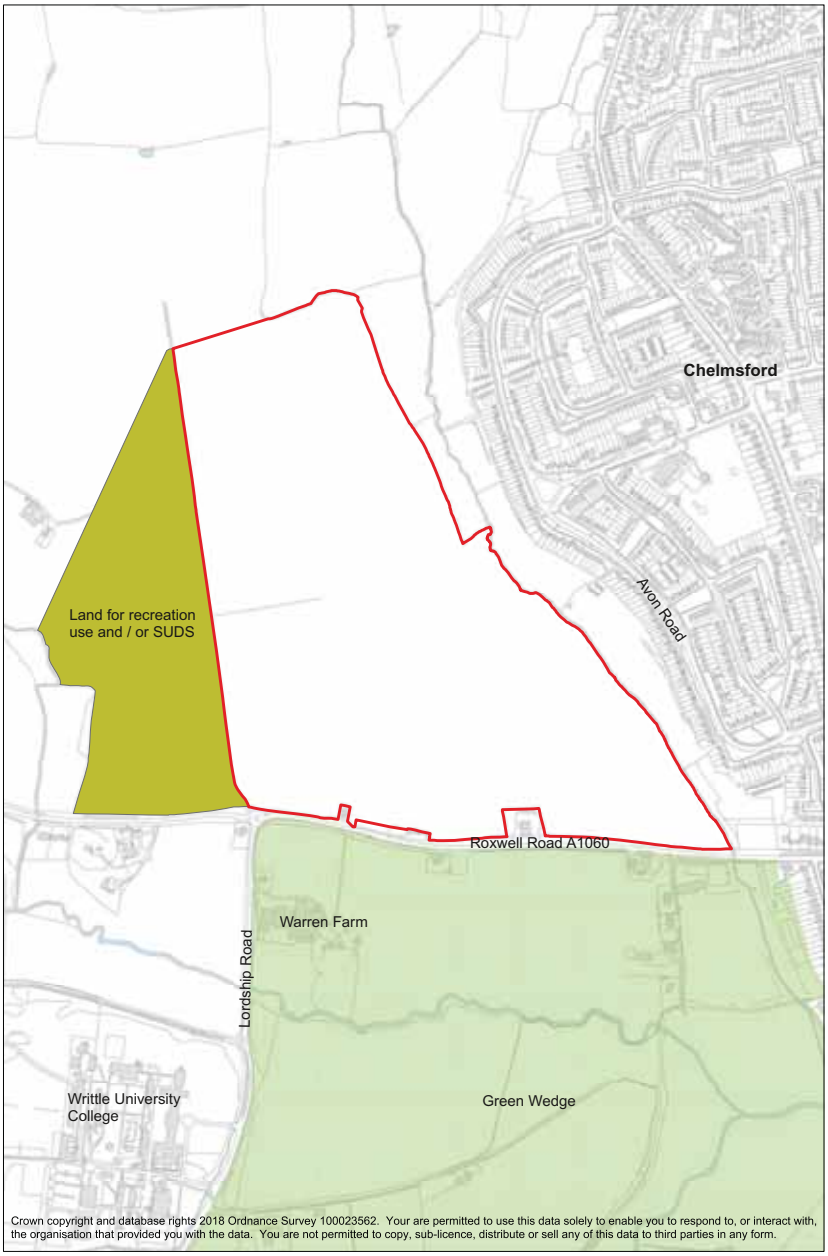
Allocated for a high quality comprehensively planned new sustainable neighbourhood that maximises opportunities for sustainable travel.

Site information

- Land to the west of Chelmsford and north of Roxwell Road (A1060)
- Greenfield site
- Main vehicle access from Roxwell Road (A1060)
- Majority in Flood Zone 1 (low risk of flooding)
- Development between 2021/22 and 2030/31

Summary of main proposals

- Around 800 new homes of a mixed size and type
- Travelling Showpeople site for 5 serviced plots
- Neighbourhood Centre including local shops and community facilities
- A new primary school and two early years and child care nurseries
- Improvements to the local road network including the Lordship Road/Roxwell Road and Roxwell Road/Chignal Road junctions
- A new bus link from Avon Road and bus priority measures within and outside the site
- New and enhanced foot/cycle connections within the site and to the Green Wedge, and services and facilities within Melbourne, Writtle and the City Centre
- Improved Public Rights of Way and where appropriate bridleways between the site and the surrounding area
- Financial contributions towards secondary education provision and sport, leisure and recreation facilities
- Landscaping along the edges of the development to reduce visual impact
- Flood risk management and Sustainable Urban Drainage (SUDS) measures
- Land allocated for future recreation use and /or SUDS



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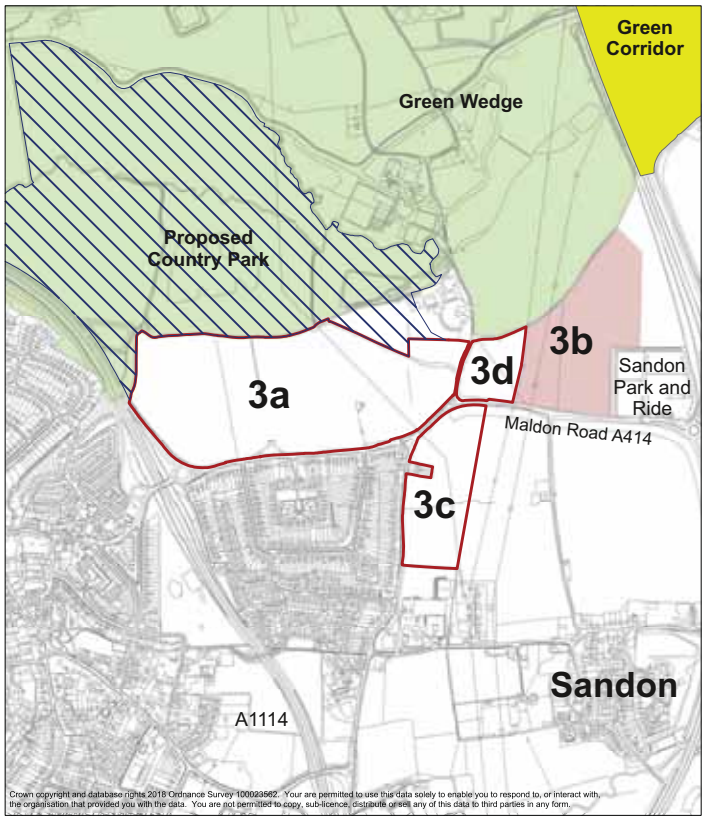
Sites 3a, 3b, 3c and 3d - East Chelmsford

The location for growth comprises three Strategic Growth Sites and 1 Growth Site:

- **3a: East Chelmsford - Land North of Great Baddow (Manor Farm)**
- **3b: East Chelmsford - Land North of Maldon Road (Employment Site)**
- **3c: East Chelmsford - Land South of Maldon Road**
- **3d: East Chelmsford - Land North of Maldon Road (Residential Site)**

Site	Site Location	Vision for the Site	Development Site	Development to be delivered
3a	Land north of Great Baddow, known as 'Manor Farm'	A landscape-led residential scheme to provide a sustainable neighbourhood and new Country Park.	Around 250 new homes New Country Park including Visitor Centre	Between 2020/21 and 2024/25
3b	Land north of Maldon Road and adjacent to Sandon Park and Ride	Allocated for an office/business park with good transport links providing new employment floorspace and jobs.	5,000sqm of B1 (office business) floorspace and stand alone early years & childcare nursery	Between 2022/23 and 2025/26
3c	Land south of Maldon Road	A sustainable extension to the Urban Area	Around 100 new homes	Between 2020/21 and 2022/23
3d	Land north of Maldon Road	A residential development close to local services and facilities	Around 50 new homes	In 2020/21

- New junction at Maldon Road/Sandford Mill Lane for access
- Road improvements and measures to provide sustainable modes of travel
- Foot, cycle and horse riding connections including links to the existing network, City Centre, the Green Wedge and nearby services and facilities including the Sandon Park and Ride
- Site 3b to provide safeguarded space for the future extension of Sandon Park and Ride
- Safe multi-use crossing at Maldon Road (Sites 3a and 3d)
- Interpretation boards and retain the WWII pillbox (Sites 3c and 3d)
- Financial contribution towards primary education, and early years and childcare provision (Sites 3a, 3c, 3d)
- Landscaping to mitigate the visual impact of development, protect important views, minimise the visual impact of electricity pylons
- Open space, sport, recreation and community spaces
- Flood risk management measures and Sustainable Urban Drainage systems
- Contributions towards mitigation measures to protect European Sites



Strategic Growth Site 4 – North East Chelmsford

Vision for this site

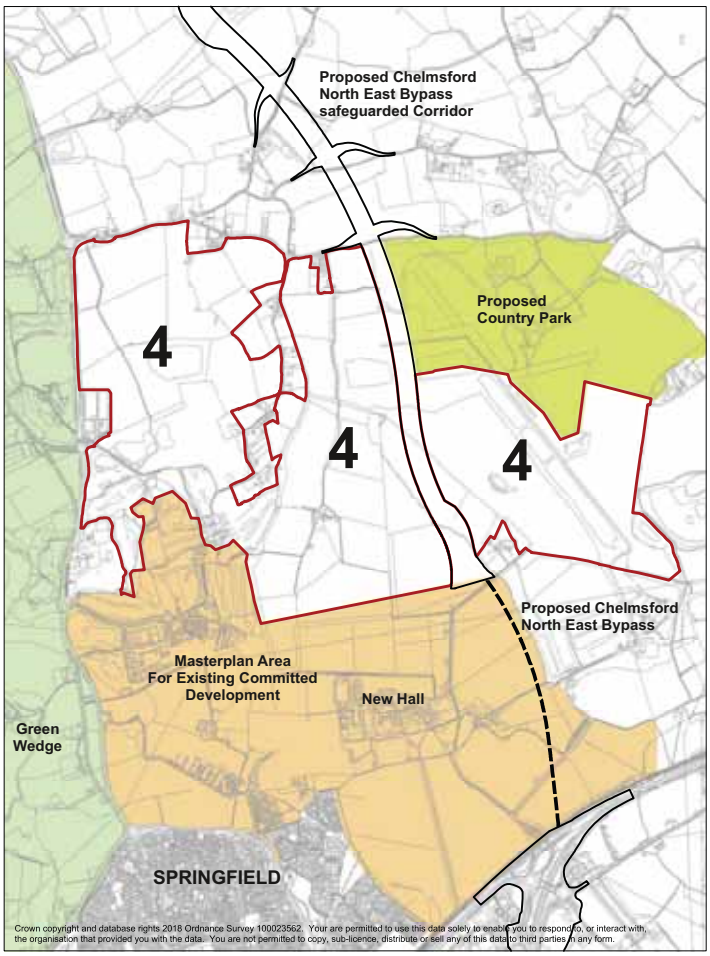
A new sustainable Garden Community that maximises opportunities for sustainable transport in a landscaped setting.

Site information

- Land to the north-east of Chelmsford Urban Area
- Mainly greenfield
- Main access from Essex Regiment Way and a new link road
- Majority in Flood Zone 1 (low risk of flooding)
- Phased development between 2022/23 and 2035/36

Summary of main proposals

- Around 3,000 new homes of a mixed size and type
- Affordable housing
- Specialist residential accommodation
- Garden Community Principles through masterplan-led approach
- 45,000 sqm of business floorspace
- A Travelling Showpeople site for 9 serviced plots
- New Country Park
- Delivery of the Chelmsford North East Bypass (single carriageway) through a phased approach
- Link road from Essex Regiment Way round the site
- A new secondary school, two new primary schools and three early years and childcare nurseries
- Neighbourhood Centres including local shops, community and healthcare facilities
- Community facilities including open space, multi-functional green infrastructure, recreation, sport and leisure
- Road improvements to local and strategic road network
- Foot, cycle and where appropriate bridleway connections within the site and into the Chelmer North Green Wedge, the existing development at Beaulieu and Channels, City Centre, Beaulieu Rail Station and new Country Park
- Provide a safe multi-user crossing of the outer Radial Distributer Road (RDR2) and North-East Bypass
- Bus priority measures and an on-site car club
- Safeguarded land to extend Chelmer Valley Park and Ride
- Enhancement of heritage and biodiversity within and around the site
- Flood risk management and Sustainable Urban Drainage systems
- Re-phasing of minerals extraction and restoration within the site



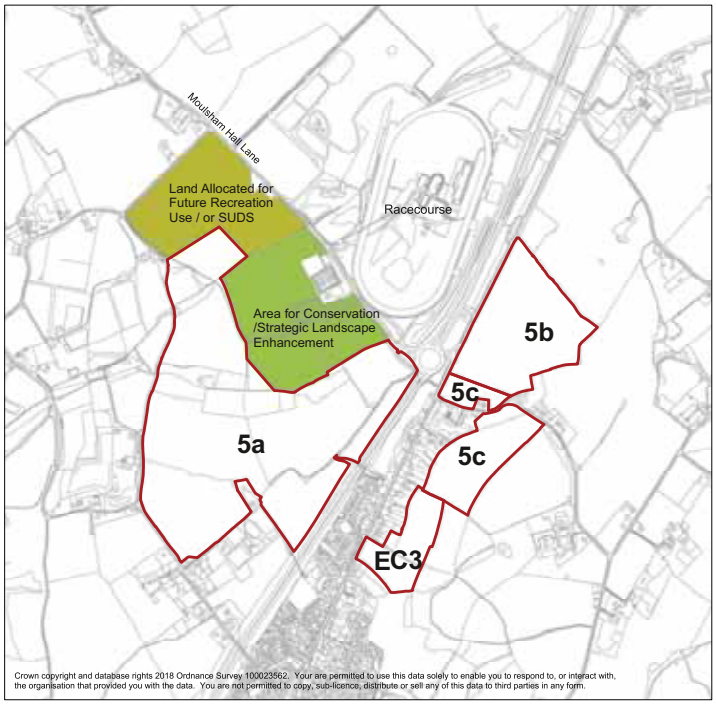
Sites 5a, 5b, 5c and EC3 – Great Leighs

The location for growth comprises three Strategic Growth Sites:

- **5a: Great Leighs - Land at Moulsham Hall**
- **5b: Great Leighs - Land East of London Road**
- **5c: Great Leighs - Land North and South of Banters Lane**

In addition, there is a further site, which is an existing commitment:

EC3: Great Leighs - Land East of Main Road



These sites are:

- Greenfield Sites
- Located in Flood Zone 1 (low risk of flooding)

5a: Great Leighs – Land at Moulsham Hall

Site information

- Land to the west of Great Leighs
- Main vehicle access from Moulsham Hall Lane
- Development between 2024/25 and 2035/36

Summary of main proposals

- Around 750 new homes of a mixed size and type
- Travelling Showepeople site for 5 serviced plots
- Neighbourhood Centre including local shops and community and healthcare facilities
- A new primary school and nursery school
- Landscaping around the edges of the development to mitigate visual impact
- Habitat mitigtion and creation
- An enhanced parkland setting to Moulsham Hall Listed Building
- Land allocated for future recreation use and / or SUDS

5b: Great Leighs – Land East of London Road

Site information

- Land to north east of Great Leighs
- Main vehicle access from London Road
- Development between 2021/22 and 2024/25

Summary of main proposals

- Around 250 new specialist residential homes for older persons
- Landscape to include a green buffer adjacent to existing residential properties
- Financial contribution towards healthcare provision, sport recreation facilities
- Maximise opportunities for sustainable transport

5c: Great Leighs – Land North and South of Banters Lane

Site information

- Land to the north east of Great Leighs
- Main vehicle access from Banters Lane
- Development between 2024/25 and 2025/26

Summary of main proposals

- Around 100 new homes of a mixed size and type
- Financial contribution towards healthcare provision, sport and recreation facilities
- Maximise opportunities for sustainable transport

EC3: Great Leighs – Land East of Main Road

Site information

- Land to the east of Great Leighs
- Main vehicle access from Main Road
- Development between 2022-2023
- Outline planning permission (14/01791/OUT)

Summary of main proposals

- Around 100 new homes of a mixed size and type
- Maximise opportunities for sustainable transport
- Green buffer to protect local wildlife sites

Strategic Growth Site 6 – North of Broomfield

Vision for this site

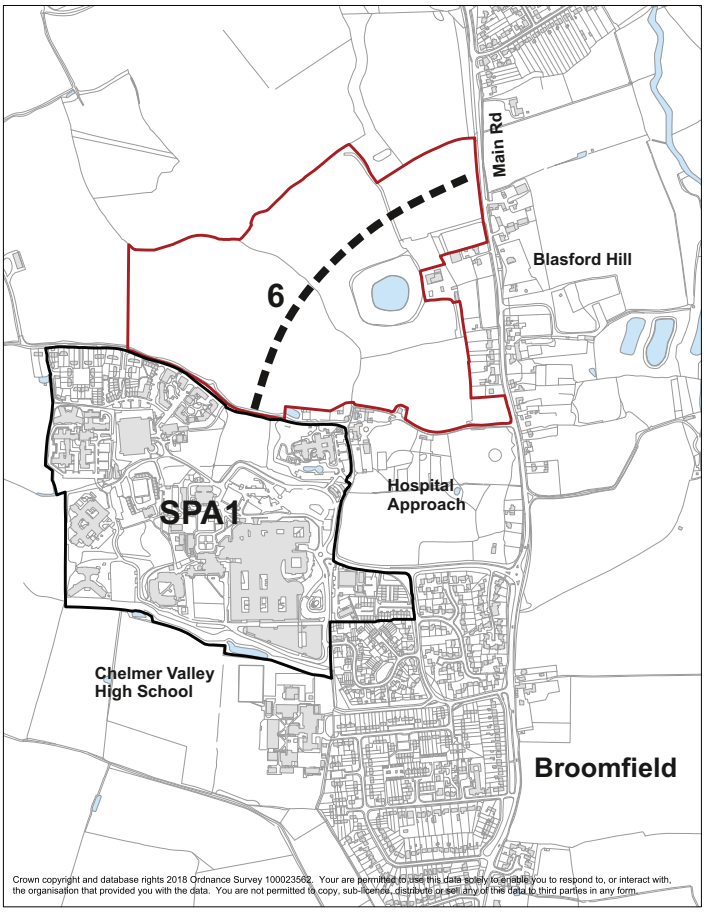
A sustainable high-quality landscape-led development that maximises opportunities for sustainable travel.

Site information

- Land north of Woodhouse Lane and west of Blasford Hill
- Greenfield site
- Main vehicle access from Blasford Hill (B1008)
- Flood Zone 1 (low risk of flooding)
- Development between 2021/22 and 2025/26

Summary of main proposals

- Around 450 new homes of a mixed size and type
- Neighbourhood Centre including local shops and community facilities
- New early years and childcare nursery
- A new all-purpose access road into Broomfield Hospital and Farleigh Hospice
- New and improved foot and cycle connections into the Green Wedge, City Centre and Broomfield Hospital, Broomfield Primary School and surrounding countryside
- Financial contributions towards primary and secondary education provision, and community facilities such as healthcare provision, sport, leisure and recreation
- Good accessibility for bus services including bus priority measures and bus stop infrastructure within the site
- Landscaping around the edges of the development to mitigate its visual impact
- Flood risk management measures and sustainable urban drainage systems



Policy SPA1 - Broomfield Special Policy Area

- The area has been defined to enable the operational and functional requirements of Broomfield Hospital to be planned in a strategic and phased manner
- Outside the Defined Settlement of Broomfield where ordinarily policy would constrain new development

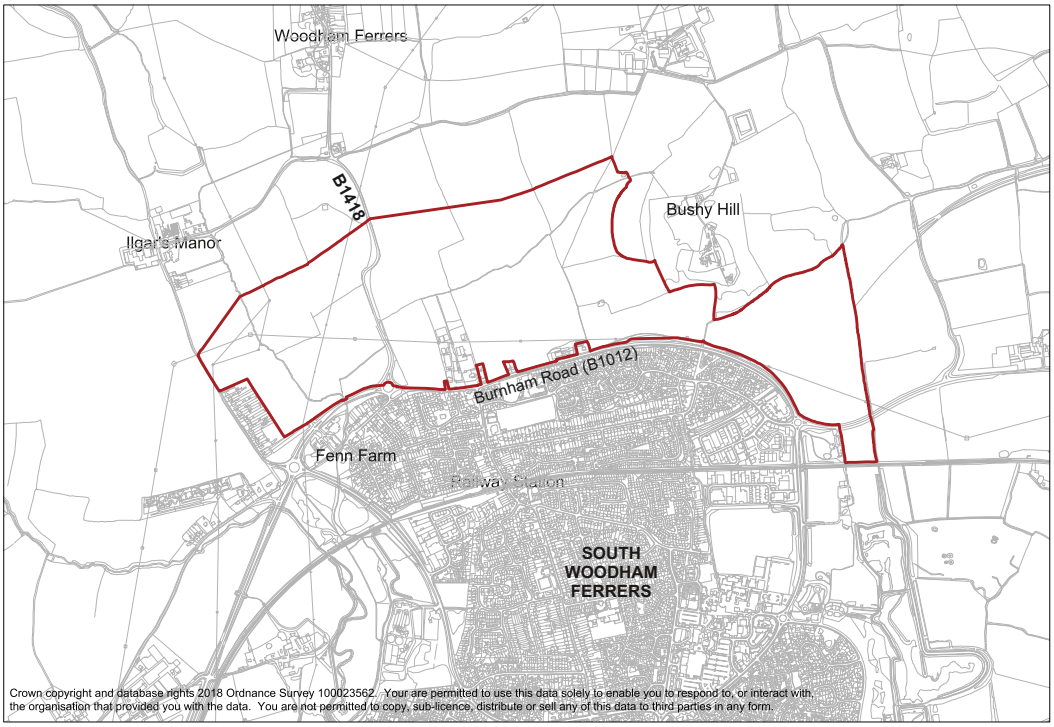
Strategic Growth Site 7 – North of South Woodham Ferrers

Vision for this site

Extending South Woodham Ferrers to provide a sustainable urban extension whilst respecting its important landscape setting and maximising opportunities for sustainable travel.

Site information

- Land to the north of Burnham Road (B1012) and east and west of the B1418
- Greenfield site
- Main vehicle access to the western and central parcels from the B1418 with potential for additional access from Burnham Road subject to traffic management measures and agreement; no access to Edwins Hall Road
- Majority of the site is located in Flood Zone 1 (low risk of flooding)
- Phased development between 2021/22 and 2030/31



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Summary of main proposals

- Around 1,000 new homes of a mixed size and type
- Travelling Showpeople site for 5 serviced plots
- 1,000 sqm of flexible business space
- 1,900 sqm of convenience retail
- Early years and childcare nurseries
- A new primary school (if needed)
- Neighbourhood Centre with food retail, healthcare and community facilities
- Good accessibility for bus services and bus priority measures
- An on-site car club for residents and businesses
- Foot and cycle connections to the Town Centre, train station, secondary school, existing town and wider environment
- Road and junction improvements to include key junctions on Burnham Road, B1418, Ferrers Road and Rettendon Turnpike, the A132 and local junctions between the town and A130
- Open space and recreation facilities
- Implementation of a site-wide travel plan
- Landscaping around the edges of the development to mitigate its visual impact and biodiversity and heritage impact
- Protection of wildlife and provision of green infrastructure
- Flood risk management measures and sustainable urban drainage systems
- Mitigate potential effects of recreational pressure on European Sites

Strategic Growth Site 9 - Danbury

Vision

This is an allocation of around 100 new homes to be accommodated within or adjoining the Key Service Settlement of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Danbury Neighbourhood Plan.

Existing Commitment EC5 - St Giles, Moor Hall Lane, Bicknacre

Vision for this site

Allocated for specialist residential accommodation that responds positively to the local context.

Site information

- St Giles Estate is close to the village boundary of Bicknacre
- Main vehicle access from Moor Hall Lane
- Flood Zone 1 (low risk of flooding)
- Development between 2022/23 and 2025/26

Summary of main proposals

- Around 32 new units for specialist residential accommodation
- Protection of existing trees on site
- Creation of a network of Green Infrastructure
- Road improvements to the local and strategic network as necessary
- Financial contributions towards community facilities such as healthcare, sport, leisure and recreation
- Flood risk management and Sustainable Urban Drainage systems

Growth Site 8 - South of Bicknacre

Vision for this site

Allocated for residential development over two parcels of land.

Site information

- Land to south Bicknacre
- Main vehicle access from Main Road
- Flood Zone 1 (low risk of flooding)
- Development between 2019/20 and 2020/21

Summary of main proposals

- Around 30 new homes of a mixed size and type
- Provide pedestrian connections
- Protection of the setting of Grade II Star house
- Respect of the Thrift Wood Site of Special Scientific Interest (SSSI)
- Financial contributions towards primary and secondary education provision and early years childcare provision together with community facilities such as healthcare, sport, leisure and recreation
- Flood risk management and Sustainable Urban Drainage systems

REGULATION 22 - APPENDIX Ci/12 - EXHIBITIONS AND ATTENDANCE

LOCATION	DATE	ATTENDANCE
Remembrance Square, County Hall	6-9 February 2018	383
Great Baddow Parish Hall	12 February 2018	98
Great Leighs, Leighs Village Hall	13 February 2018	58
South Woodham Ferrers Village Hall	14 February 2018	104
Sandon Village Hall	15 February 2018	58
Writtle Village Hall	16 February 2018	129
High Chelmer	19 – 23 February 2018	162
Boreham Village Hall	19 February 2018	39
Bicknacre Memorial Hall	20 February 2018	19
Broomfield Village Hall	21 February 2018	28
Danbury Village Hall	5 March 2018	31
Chelmsford Rail Station	6 March 2018	300
South Woodham Ferrers Rail Station	7 March 2018	103
Little Waltham Memorial Hall	8 March 2018	75
Chelmsford Community Church	12 March 2018	48

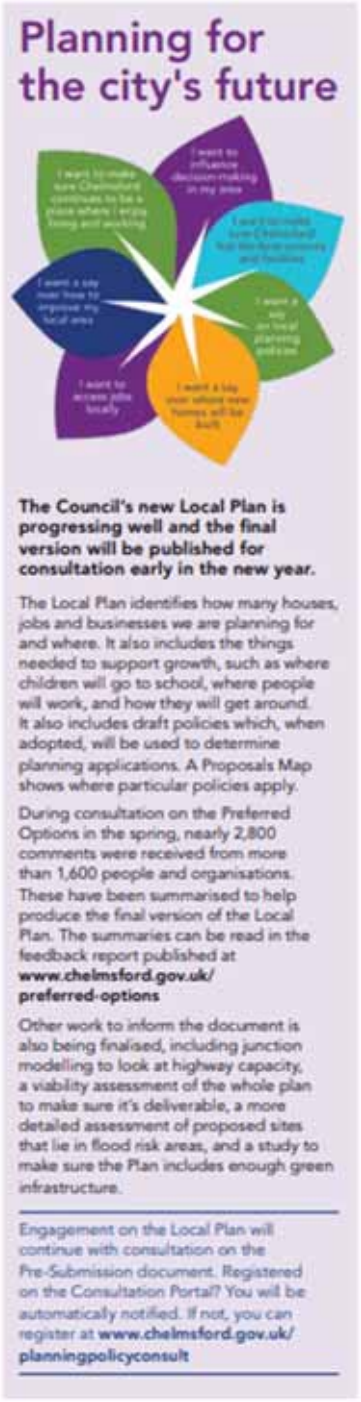
Chelmsford Local Plan

Chelmsford City Council is preparing a new Local Plan to set out where new development will take place up to 2036.

Have YOUR SAY from

8.45am on 31 January until 4.45pm on 14 March

www.chelmsford.gov.uk/planningpolicyconsult



Planning for the city's future

The Council's new Local Plan is progressing well and the final version will be published for consultation early in the new year.

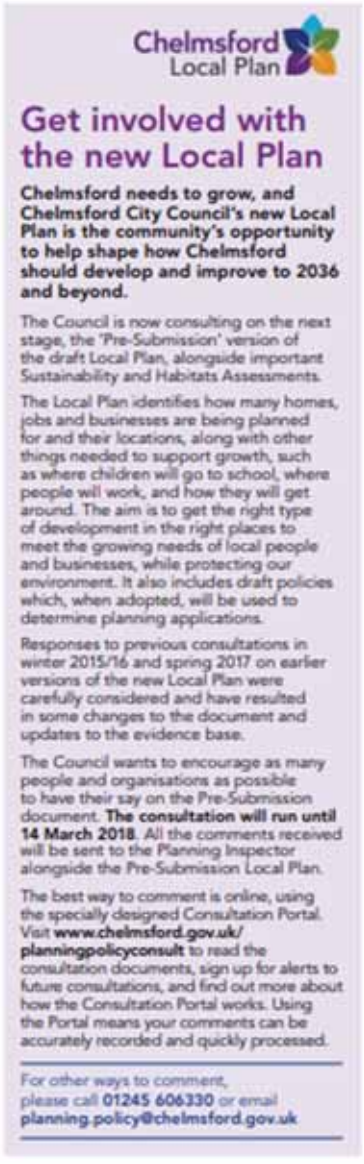
The Local Plan identifies how many houses, jobs and businesses we are planning for and where. It also includes the things needed to support growth, such as where children will go to school, where people will work, and how they will get around. It also includes draft policies which, when adopted, will be used to determine planning applications. A Proposals Map shows where particular policies apply.

During consultation on the Preferred Options in the spring, nearly 2,800 comments were received from more than 1,600 people and organisations. These have been summarised to help produce the final version of the Local Plan. The summaries can be read in the feedback report published at **www.chelmsford.gov.uk/preferred-options**

Other work to inform the document is also being finalised, including junction modelling to look at highway capacity, a viability assessment of the whole plan to make sure it's deliverable, a more detailed assessment of proposed sites that lie in flood risk areas, and a study to make sure the Plan includes enough green infrastructure.

Engagement on the Local Plan will continue with consultation on the Pre-Submission document. Registered on the Consultation Portal? You will be automatically notified. If not, you can register at **www.chelmsford.gov.uk/planningpolicyconsult**

City Life Winter 2017



Chelmsford Local Plan

Get involved with the new Local Plan

Chelmsford needs to grow, and Chelmsford City Council's new Local Plan is the community's opportunity to help shape how Chelmsford should develop and improve to 2036 and beyond.

The Council is now consulting on the next stage, the 'Pre-Submission' version of the draft Local Plan, alongside important Sustainability and Habitats Assessments.

The Local Plan identifies how many homes, jobs and businesses are being planned for and their locations, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment. It also includes draft policies which, when adopted, will be used to determine planning applications.

Responses to previous consultations in winter 2015/16 and spring 2017 on earlier versions of the new Local Plan were carefully considered and have resulted in some changes to the document and updates to the evidence base.

The Council wants to encourage as many people and organisations as possible to have their say on the Pre-Submission document. **The consultation will run until 14 March 2018.** All the comments received will be sent to the Planning Inspector alongside the Pre-Submission Local Plan.

The best way to comment is online, using the specially designed Consultation Portal. Visit **www.chelmsford.gov.uk/planningpolicyconsult** to read the consultation documents, sign up for alerts to future consultations, and find out more about how the Consultation Portal works. Using the Portal means your comments can be accurately recorded and quickly processed.

For other ways to comment, please call **01245 606330** or email **planning.policy@chelmsford.gov.uk**

City Life Spring 2018

Chelmsford's new Local Plan

The Council's new Local Plan is progressing well, with the final version due to be published for consultation early in the New Year.

The Local Plan identifies the number and locations for houses, jobs and businesses we are planning for, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. It also includes draft planning policies which, when adopted, will be used to determine planning applications. The Proposals Map shows where particular policies apply.

Following consultation on the Local Plan – Preferred Options in the spring, nearly 2,800 comments were received from more than 1,600 people and organisations and have been summarised to help produce the final version of the Local Plan. The summaries can be read in our feedback report, published on the Local Plan webpage at **www.chelmsford.gov.uk/preferred-options**

Other work to inform the document is also being finalised, including junction modelling to look at highway capacity, viability assessment of the whole plan to make sure it is deliverable, a more detailed assessment of proposed sites in areas of flood risk, and a study to make sure the Plan meets green infrastructure needs.

Engagement on the Local Plan will continue with the consultation on the Draft Local Plan – Pre-Submission. If you are registered on our Consultation Portal you will be automatically notified. If not, you can register for alerts at **www.chelmsford.gov.uk/planningpolicyconsult**

Progress will be reported to the Council's Development Policy Committee. For updates and links to forthcoming committees please visit **www.chelmsford.gov.uk/preferred-options**

Chelmsford Local Plan

Chelmsford Business October 2017

Developments and Future Plans

New Local Plan - Next Steps

Chelmsford's new Local Plan is a step closer to completion, following recent consultation on the Pre-Submission document (January to March 2018).

A good response was received from local organisations, businesses, statutory bodies and local residents on the number and locations for houses, jobs and businesses and local facilities to support growth to 2036, and beyond. Comments were also received on planning policies which will be used to determine planning applications.

All responses are now being processed and recorded, to prepare for submission of the Plan to a Planning Inspector who will hold an Independent Examination. A summary of the comments received will be reported to the Council's Development Policy Committee, and then approval will be sought from the full Council to submit the documents for examination.

The draft Plan, all the comments received, and the evidence contained in more than 100 supporting documents will all be considered by the Inspector. The Inspector will be examining the Plan for its 'soundness' to make sure it complies with national policy, and that it is justified and effective.

Visit **www.chelmsford.gov.uk/pre-submission** to follow progress.

How to view comments

You can view the comments that have been made, on the specially designed Consultation Portal: **www.chelmsford.gov.uk/planningpolicyconsult** Guidance notes are also available showing the different ways to search for comments.

Contact us on 01245 606330 or planning.policy@chelmsford.gov.uk

Chelmsford Business April 2018

Chelmsford Local Plan – Have Your Say

The final version of Chelmsford City Council's new Local Plan – called the Pre-Submission – will be open for consultation from 31 January to 14 March 2018.

The Local Plan identifies the number and locations for houses, jobs and businesses and local facilities to support growth to 2036, and beyond. It also includes planning policies which will be used to determine planning applications.

Does the Pre-Submission Local Plan consultation document identify new development around Broomfield Parish?

The consultation document proposes allocating land north Broomfield (part of which is in the Little Waltham Parish) for around 450 new homes and supporting infrastructure including a neighbourhood centre and early years/childcare nursery. This is called Strategic Growth Site 6 in the consultation document. An additional access to Broomfield Hospital and Farleigh Hospice is identified as an infrastructure requirement, along with new pedestrian and cycle connections, and recreation and community space.

Find out more

We are arranging a series of drop-in exhibitions where you can find out more – including at Broomfield and Little Waltham.
Broomfield Village Hall, Main Road – Wednesday 21 February – 4.30pm-8pm
Little Waltham Memorial Hall, Brook Hill – Tuesday 27 February – 4pm-8pm

To see the locations, dates and times for all the exhibitions, please visit
www.chelmsford.gov.uk/pre-submission

Go to www.chelmsford.gov.uk/planningpolicyconsult to:

- Read the consultation documents
- Make your comments
- Sign up to alerts for consultations

For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more:
www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

E-mail: planning.policy@chelmsford.gov.uk
Helpline: 01245 606330

Chelmsford Local Plan

Get involved with the new Local Plan

The need for new homes and jobs means that Chelmsford will continue to grow. The City Council's new Local Plan is the community's opportunity to help shape how Chelmsford should develop and improve to 2036 and beyond.

Following two previous periods of consultation on the Local Plan, the final consultation document called, the 'Pre-Submission' Local Plan, will be presented to Development Policy Committee on 18 January 2018. If agreed, consultation will take place for six weeks from 31 January to 14 March 2018.

The Pre-Submission Local Plan identifies how many houses, jobs and businesses are being planned for and their locations, along with other things needed to support growth. This includes where children will go to school, where people will work, and how they will get around. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment.

The Pre-Submission Local Plan includes plans showing the new site allocations and sets out draft planning policies which will be used to determine future planning applications.

The Committee papers can be read on the Council's website five days before the meeting, at https://www.chelmsford.gov.uk/your-council/committees-and-meetings/calendar-of-meetings/?id=bd7643bb-0f6f-452d-a7a8-7f95a9ef78d4
No decisions will be made on the Local Plan itself at the meeting, but the report seeks agreement for a further round of consultation, and presents updates on some of the evidence which supports the plan.

The Council will encourage as many people and organisations as possible to have their say on the Pre-Submission document and on its Sustainability and Habitat Assessments when the consultation starts at the end of January. The best way to find out more is online, using the specially designed Consultation Portal. Visit www.chelmsford.gov.uk/planningpolicyconsult to read the consultation documents, sign up for alerts to future consultations, and find out more

about how the Consultation Portal works. You can register at any time. Using the Portal means your comments can be accurately recorded and quickly processed.

You can also find more information, and documents for downloading from the start of the consultation, at www.chelmsford.gov.uk/new-local-plan. To get in touch, email planning.policy@chelmsford.gov.uk or call 01245 606330.

ENDS

(released 05/01/18)

Chelmsford Pre-Submission Local Plan consultation gets underway

Chelmsford City Council has published its new Local Plan for six weeks public consultation finishing on 14 March 2018.

This consultation stage, called the 'Pre-Submission', identifies how many houses, jobs and businesses are being planned for and their locations for the period up to 2036, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment.

We are also consulting on draft planning policies, which will be used to determine future planning applications. The Pre-Submission also include the policies map showing the site allocations and areas for protection.

The Council wants to encourage as many people and organisations as possible to have their say on the Pre-Submission document and on its Sustainability and Habitats Assessments. This consultation focuses on legal compliance and consistency with national policy.

More details on how to get involved can be found at www.chelmsford.gov.uk/pre-submission (from 31 January).

There is a series of drop-in exhibitions to be held during the consultation period:

Location	Date	Time
Remembrance Square, County Hall, Market Road, CM1 1LX	Tuesday 6 February to Friday 9 February	Staffed – 11.30am to 2.30pm (Tuesday and Thursday) Unstaffed – Wednesday and Friday
Great Baddow Parish Hall, 19 Maldon Road, Great Baddow, CM2 7DW	Monday 12 February	4pm-8pm
Leighs Village Hall, Boreham Road, Great Leighs, CM3 1NH	Tuesday 13 February	4pm-8pm
South Woodham Ferrers Village Hall, 25 Hullbridge Road, South Woodham Ferrers, CM3 5PL	Wednesday 14 February	4pm-8pm
Sandon Village Hall, Woodhill Road, Sandon, CM2 7SQ	Thursday 15 February	4pm-8pm

Location	Date	Time
Writtle Village Hall, 18 The Green, Writtle, CM1 3DU	Friday 16 February	4pm-8pm
Boreham Village Hall, Main Road, CM3 3JD	Monday 19 February	4pm-8pm
Bicknacre Village Hall, Main Road, Bicknacre, CM3 4ES	Tuesday 20 February	4pm-8pm
Broomfield Village Hall, 158 Main Road, Broomfield, CM1 7AH	Wednesday 21 February	4.30pm-8pm
High Chelmer, Exchange Way, Chelmsford, CM1 1XB	Monday 19 February to Friday 23 February	Exhibition panels displayed all-day Staffed from 11.30-2.30pm Thursday 22 and Friday 23
Little Waltham Memorial Hall, 15 Brook Hill, Little Waltham, CM3 3LN	Tuesday 27 February	4pm-8pm
Danbury Village Hall, Main Road, Danbury, CM3 4NQ	Tuesday 27 February	5pm-8pm
Chelmsford Community Church Trent Road, CM1 2LQ	Thursday 1 March	4pm-8pm

Please check our website for any changes to the timetable before making a special trip.

The best way to find out more is online, using the specially designed Consultation Portal. Visit www.chelmsford.gov.uk/planningpolicyconsult to read the consultation documents, sign up for alerts to future consultations, and find out more about how the Consultation Portal works. You can register at any time. Using the Portal means comments can be accurately recorded and quickly processed.

You can also find more information, and documents for downloading during the consultation period, at www.chelmsford.gov.uk/pre-submission. To get in touch, email planning.policy@chelmsford.gov.uk or call 01245 606330.

ENDS

(released 26/01/18)

CHELMSFORD PRE-SUBMISSION LOCAL PLAN – GET INVOLVED

Consultation on Chelmsford's new Local Plan closes at 4.45pm on 14 March – don't forget to have your say!

This consultation stage, called the 'Pre-Submission', identifies how many houses, jobs and businesses are being planned for and their locations for the period up to 2036, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment.

The consultation also covers draft planning policies, which will be used to determine future planning applications, and important sustainability and habitats assessments. Accompanying plans show these proposed site allocations, along with areas for protection.

The best way to find out more and make your comments is using the specially designed online Consultation Portal – visit www.chelmsford.gov.uk/planningpolicyconsult

You can also find more information, and all the consultation documents, at www.chelmsford.gov.uk/pre-submission
To get in touch, email planning.policy@chelmsford.gov.uk or call the Helpline on 01245 606330.

ENDS

(released 22/02/18)

CHELMSFORD PRE-SUBMISSION LOCAL PLAN – DEADLINE FOR COMMENTS NEXT WEEK

THE DEADLINE for making comments on Chelmsford's new Local Plan is 14 March – don't forget to have your say!

You can comment on the 'Pre-Submission' document, and its proposals for the number of houses, jobs and businesses and their locations for the period up to 2036, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. The aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our environment.

The consultation also covers draft planning policies, which will be used to determine future planning applications, and important sustainability and habitats assessments. Accompanying plans show these proposed site allocations, along with areas for protection.

You can make your comments by 4.45pm on 14 March on the specially designed online Consultation Portal – visit www.chelmsford.gov.uk/planningpolicyconsult

You can also find more information, and all the consultation documents, at www.chelmsford.gov.uk/pre-submission
To get in touch, email planning.policy@chelmsford.gov.uk or call the Helpline on 01245 606330.

ENDS

(released 07/03/18)

REGULATION 22 - APPENDIX Ci/18 - TABLE OF TWEETS

TWEETS for the LOCAL PLAN

Monday 12 February Chelmsford Local Plan exhibition Monday 12th Great Baddow Village Hall 4pm-8pm; Tuesday 13th Leighs Village Hall 4pm-8pm www.chelmsford.gov.uk/pre-submission
Tuesday 13 February Chelmsford Local Plan consultation –Exhibition Tues 13th Leighs Village Hall 4pm-8pm; Weds 14th South Woodham Ferrers Village Hall 4pm-8pm www.chelmsford.gov.uk/pre-submission
Wednesday 14 February Chelmsford Local Plan exhibitions today SWF Village Hall 4pm-8pm; Thursday 15th Sandon Village Hall 4pm-8pm www.chelmsford.gov.uk/pre-submission
Thursday 15 February Chelmsford Local Plan consultation –exhibition today at Sandon Village Hall, 4pm-8pm; Friday 16th Writtle Village Hall 4pm-8pm www.chelmsford.gov.uk/pre-submission
Friday 16 February Chelmsford Local Plan exhibitions today Writtle Village Hall 4pm-8pm; Monday 19th Boreham Village Hall 4pm-8pm www.chelmsford.gov.uk/pre-submission
Monday 19 February Chelmsford Local Plan exhibitions today High Chelmer (unstaffed); Boreham Village Hall 4pm-8pm www.chelmsford.gov.uk/pre-submission
Tuesday 20 February Chelmsford Local Plan consultation - exhibitions today High Chelmer (unstaffed); Bicknacre Village Hall, 4pm-8pm www.chelmsford.gov.uk/pre-submission
Wednesday 21 February Chelmsford Local Plan exhibition today Broomfield Village Hall 4.30pm-8pm; High Chelmer all day (unstaffed) www.chelmsford.gov.uk/pre-submission
Thursday 22 February Chelmsford Local Plan consultation – get involved! Exhibition today and tomorrow,

High Chelmer, staffed 11.30am-2.30pm www.chelmsford.gov.uk/pre-submission
Monday 26 February Chelmsford Local Plan consultation – get involved! Exhibitions tomorrow Little Waltham Village Hall, 4pm-8pm; Danbury Village Hall 5pm-8pm www.chelmsford.gov.uk/pre-submission
Wednesday 28 February Chelmsford Local Plan exhibition tomorrow, Chelmsford Community Church, Trent Road, 4pm-8pm www.chelmsford.gov.uk/pre-submission
Friday 2 March Consultation on Chelmsford Local Plan closes at 4.45pm on Wednesday 14th March – we want your views www.chelmsford.gov.uk/pre-submission
Thursday 8 March Less than a week until consultation closes on Chelmsford Local Plan. Don't forget to have your say www.chelmsford.gov.uk/pre-submission
Wednesday 14 March Consultation closes at 4.45pm today on the Chelmsford Local Plan. Don't miss the chance to have your say www.chelmsford.gov.uk/pre-submission

Local Plan – FAQs – January 2018

What is happening?

The Council is publishing the Pre-Submission Local Plan for public consultation from 31 January 2018 until 4.45pm on 14 March 2018. This is third and last stage of preparing the Local Plan. The consultation includes:

- Chelmsford Pre-Submission Local Plan and Policies Map
- Sustainability Appraisal
- Habitats Regulations Assessment

What is the Chelmsford Local Plan?

The Council's Local Plan will guide growth and development across Chelmsford City Council's area to 2036. It will set how much new development is needed and identifies land for housing, schools, shops and jobs as well as areas for protection, such as open space and sites important for wildlife. The new Local Plan will also include new policies to help determine planning applications ranging from household extensions to major new employment developments.

Development Policy Committee – 18 January 2018

The Pre-Submission Local Plan consultation document is being considered by Development Policy Committee on 18 January 2018. The Committee is being asked to approve the document for public consultation. It is a public meeting and anyone can attend. The Committee agenda and papers will be published at the link below five days before the committee date:

https://www.chelmsford.gov.uk/your-council/committees-and-meetings/calendar-of-meetings/?id=bd7643bb-0f6f-452d-a7a8-7f95a9ef78d4

How have we got this point?

There have been two previous stages of consultation which many people and organisations have commented on. The first was the Issues and Options consultation in 2015/16 and most recently the Preferred Options in Spring 2017. The responses received to these consultations have been carefully considered and used to progress the Local Plan to this final stage.

The responses received to the Preferred Options have been summarised in a 'You Said, We Did' feedback report. This document also sets out how we have taken the key comments made into consideration and the main changes made to the latest draft Local Plan. This can be read on our website: www.chelmsford.gov.uk/new-local-plan.

The main changes to this Local Plan includes a reduction in the numbers of homes on some sites, introduction of new urban sites and changes to policy wording.

In preparing the Local Plan we have also used a wide range of technical studies (called the Evidence Base) covering subjects such as housing, traffic, landscape and sustainability and have had meetings with education, transport, health and utilities providers.

What Stage is the Local Plan at?

The new Local Plan is at the final stage of preparation called Pre-Submission. The Pre-Submission document identifies the proposed locations and sites for houses, jobs and businesses we are planning for, along with all the other things needed to support growth, such as where children will go to school, where people will work, and how they will get around. This includes the OS base (called the Policies Map) and detailed wording of new planning policies.

The Pre-Submission Local Plan includes 48 sites to provide for around 21,893 new homes and 55,000sqm of new employment floorspace located in three Growth Areas. The sites are focused on land within or next to Chelmsford, South Woodham Ferrers and the Key Service Settlements outside of the Green Belt.

The sites are grouped into three Growth Areas: Central and Urban Chelmsford, North Chelmsford, South and East Chelmsford. For more information see January 2018 Local Plan Newsletter (No. 4).

This is our final stage of consultation on the draft Local Plan before submission for an Examination undertaken by an independent Planning Inspector.

What is important about this stage of consultation?

This stage of consultation is the final stage before submission of the Local Plan for Examination and as such it is the version of the Local Plan the Council wishes to adopt. This consultation focuses on legal compliance and consistency with national policy measured against the tests of soundness set out in the National Planning Policy Framework (NPPF). Comments received will be collated and submitted together with the Local Plan to the Planning Inspector holding the Examination.

The Local Plan will be examined by the Planning Inspector whose role it is to assess whether the Local Plan has been prepared in accordance with the Duty to Cooperate, legal compliance and consistency with national policy and whether the plan is 'sound'.

Consultees can comment on as much or as little as they wish but for this stage in plan making, it is important that they identify which document and section they are commenting on. In addition, the Inspector will need to know whether they support or object to the Local Plan, whether the Council has met the legal requirements and whether it meets the four tests of soundness set out in the National Planning Policy Framework (paragraph 182). These cover, whether the Local Plan:

- Has been **positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

- Is **Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Is **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities;
- Is **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

When is the Consultation Period?

If the DPC agree, the consultation will run for six weeks from **31 January 2018 until 14 March 2018**. People will be able to view and comment on the actual Consultation Document from 31 January. If they want to be notified they need to register on the Consultation Portal at: www.chelmsford.gov.uk/planningpolicyconsult

Where to view and comment on the documents?

From 31 January 2018, the consultation documents will be available to view and comment on in the Planning Policy Consultation Portal.

We encourage people to view and comment online, using our specially designed Consultation Portal. This helps us to record comments accurately and process them quickly. Go to www.chelmsford.gov.uk/planningpolicyconsult.

For tips on how to register, or what to do if people are registered but have forgotten their login details, read our User Guide to find out more: www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

The consultation documents will also be available to read during normal opening hours from the Council's Customer Service Centre, libraries within and adjoining Chelmsford City Council's area and at public exhibitions to be held during the consultation period (see details below).

If people prefer, comments can also be set to:

- By email – planning.policy@chelmsford.gov.uk
- By post – Planning and Housing Policy, Chelmsford City Council, Civic centre, Duke Street, Chelmsford, CM1 1XP
- By hand – During normal opening hours to Chelmsford City Council Customer Service Centre (Duke Street, Chelmsford)

A specially designed response form can be downloaded at www.chelmsford.gov.uk/pre-submission or made available on request by telephoning (01245) 606330 or emailing planning.policy@chelmsford.gov.uk

Consultation documents can be made available in alternative format including large print, audio and other languages. Please contact the Planning and Housing Policy Team on (01245) 606330.

How much are the documents to purchase?

It is reasonable for the Council to charge for paper copies although this cost only covers their printing and postage.

Costs are as follows:

Document	Paper Printing Cost	Second Class
Pre-Submission Local Plan + Maps	£41.57	£2.62 as a small parcel in plastic

Where and when are the Local Plan drop-in exhibitions?

Most of the drop-in public exhibitions will be staffed and provide an opportunity to meet a planning officer face-to-face. Some exhibitions will not be staffed – see details below.

Location	Date	Time
Remembrance Square, County Hall, Market Road, CM1 1LX	Tuesday 6 February to Friday 9 February	Staffed – 11.30am to 2.30pm (Tuesday and Thursday) Unstaffed – Wednesday and Friday
Great Baddow Parish Hall, 19 Maldon Road, Great Baddow, CM2 7DW	Monday 12 February	4pm-8pm
Leighs Village Hall, Boreham Road, Great Leighs, CM3 1NH	Tuesday 13 February	4pm-8pm
South Woodham Ferrers Village Hall, 25 Hullbridge Road, South Woodham Ferrers, CM3 5PL	Wednesday 14 February	4pm-8pm
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Boreham Village Hall, Main Road, CM3 3JD	Monday 19 February	4pm-8pm
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Broomfield Village Hall, 158 Main Road, Broomfield, CM1 7AH	Wednesday 21 February	4.30pm-8pm
High Chelmer, Exchange Way, Chelmsford, CM1 1XB	Monday 19 February to Friday 23 February	Exhibition panels displayed all-day Staffed from 11.30-2.30pm Thursday 22 and Friday 23

Little Waltham Memorial Hall, 15 Brook Hill, Little Waltham, CM3 3LN	Tuesday 27 February	4pm-8pm
Danbury Village Hall, Main Road, Danbury, CM3 4NQ	Tuesday 27 February	5pm-8pm
Chelmsford Community Church Trent Road, CM1 2LQ	Thursday 1 March	4pm-8pm

Please encourage people to check our website for any changes to the timetable before making a special trip.

What status does the Pre-Submission Local Plan have?

This is still a consultation document and in accordance with Paragraph 216 of the NPPF will be of limited weight in the determination of planning applications as this is still an emerging Plan (although the more advanced the preparation, the greater the weight that may be given (i.e. after submission when there are no outstanding objections).

The Local Plan proposes a number of updated and /or new designations which can be used to help inform planning proposals. Many of these designations are based on updated evidence base studies and include Defined Settlement Boundaries, Green Wedges, Open Space and Local Wildlife Sites.

What is the evidence base?

National policy requires the Council to ensure that its Plan is based on appropriate up-to-date evidence about economic, social and environmental characteristics and prospects of Chelmsford. The evidence base comprises a series of studies including recently completed studies such as Traffic and Junction Modelling, Water Cycle Study, Strategic Flood Risk Assessment, Infrastructure Delivery Plan, Sustainability Appraisal and Habitats Regulation Assessment. All evidence base reports are available online via https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/

What happens after the consultation?

The Council will acknowledge receipt of representations and fully consider them, although the Council will not enter into individual correspondence. All representations will be recorded on the Consultation Portal. Comments will be published with the respondent's name, and will be available for public viewing. No other personal details will be made public. Data will be held in accordance with the Data Protection Act 1998.

All comments will be considered and submitted alongside the Local Plan and evidence base to the Planning Inspector holding the Examination.

Planning Policy Team, January 2018
Ext. 6330
planning.policy@chelmsford.gov.uk

This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

Planning and Housing Policy
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

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