

Chelmsford City Council

Chelmsford Pre-Submission Local Plan

Sustainability Appraisal Report



January 2018

Amec Foster Wheeler Environment
& Infrastructure UK Limited



Report for

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Document revisions

No.	Details	Date
1	Draft SA Report (excluding appendices)	18 12.17
2	Final SA Report	05 01.18

Non-Technical Summary

Introduction

This Non-Technical Summary (NTS) provides an overview of the Sustainability Appraisal (SA) of the Chelmsford Pre-Submission Local Plan. The SA is being carried out on behalf of Chelmsford City Council (the Council) by Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler, now Wood) to help integrate sustainable development into the emerging Local Plan.

The following sections of this NTS:

- ▶ provide an overview of the Pre-Submission Local Plan;
- ▶ describe the approach to undertaking the SA of the Pre-Submission Local Plan;
- ▶ summarise the findings of the SA of the Pre-Submission Local Plan; and
- ▶ set out the next steps in the SA of the Pre-Submission Local Plan.

What is the Pre-Submission Local Plan?

The Chelmsford Local Plan will be a new single planning policy document. It will set out how much new development will be delivered in Chelmsford City Council's administrative area in the period up to 2036 and where this growth will be located. It will also contain planning policies and site allocations. For brevity, the term 'the City Area' is used throughout this document to describe the Council's administrative area.

The first stage in the development of the Local Plan was the publication of the Chelmsford Local Plan Issues and Options Consultation Document (the Issues and Options Consultation Document) that was consulted on between 19th November 2015 and 21st January 2016. The Issues and Options Consultation Document set out, and sought views on, the planning issues that face Chelmsford over the next 15 years and options for the way they could be addressed in terms of the amount and broad location of future development in the City Area. Following consideration of the comments received as part of that consultation, ongoing engagement and further evidence base work, the Council selected its preferred options for the Local Plan in terms of the amount and location of growth to be delivered in the City Area up to 2036 and which formed the Chelmsford Draft Local Plan Preferred Options Consultation Document (the Preferred Options Consultation Document). The Preferred Options Consultation Document was published for consultation between 30th March and 11th May 2017 and included the draft Local Plan Strategic Priorities, Vision and Spatial Principles, development requirements and Spatial Strategy, proposed site allocations and plan policies.

The Preferred Options Consultation Document has since been revised to reflect representations received during consultation, new evidence and the recommendations of its accompanying SA. The Pre-Submission Local Plan, which is the subject of this SA, is now being issued for consultation before it is considered by an independent planning inspector.

The Pre-Submission Local Plan includes the following key parts:

- ▶ Local Plan Strategic Priorities, reflected in the Vision and Spatial Principles;
- ▶ the overarching Local Plan strategy in terms of the amount of new development to be accommodated in the City Area (development requirements) and how it will be accommodated (the Spatial Strategy);
- ▶ proposed site allocations to deliver the development requirements across three Growth Areas; and
- ▶ plan policies including development requirements for the proposed site allocations.

Further information about the Pre-Submission Local Plan is set out in Section 1.3 of the SA Report and is available via the Council's website: www.chelmsford.gov.uk/planningpolicyconsult.

What is Sustainability Appraisal?

National planning policy¹ states that local plans are key to delivering sustainable development. Sustainable development is that which seeks to strike a balance between economic, environmental and social factors to enable people to meet their needs without compromising the ability of future generations to meet their own needs.

It is very important that the Chelmsford Local Plan contributes to a sustainable future for the plan area. To support this objective, the Council is required to carry out a SA of the Local Plan². SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised and also incorporates a process set out under a European Directive³ and related UK regulations⁴ called Strategic Environmental Assessment (SEA). Where negative effects are identified, measures are proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures are considered that could enhance such effects. SA is therefore an integral part of the preparation of the Local Plan.

There are five key stages in the SA process which are shown in **Figure NTS.1**.

What has happened so far?

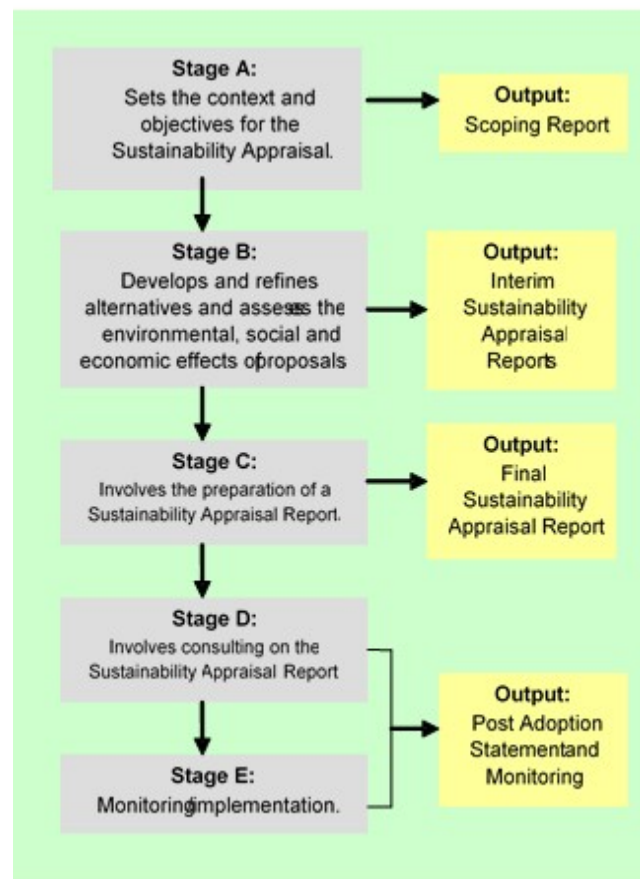
The first stage (**Stage A**) of the SA process involved consultation on a SA Scoping Report. The Scoping Report⁵ set out the proposed approach to the appraisal of the Local Plan including a SA Framework and was subject to consultation that ran from 24th July to 11th September 2015.

Stage B is an iterative process involving the ongoing appraisal and refinement of the Local Plan. In this context, SA has been undertaken during the key stages of the plan preparation process to-date with the findings presented in a series of interim SA Reports. Initially, the SA considered options concerning the amount and broad location of growth identified in the Issues and Options Consultation Document. These options were assessed using the revised SA Framework and the findings presented in a SA Report⁶ that was issued for consultation alongside the document. The Council's preferred options including proposed site allocations were then subject to SA with the findings presented in a SA Report⁷ that was published alongside the Preferred Options Consultation Document.

This report has been prepared as a part of **Stage C** of the SA and considers the effects of the Pre-Submission Local Plan. It is being published for consultation alongside the Pre-Submission Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).

Following Examination in Public (EiP), the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

Figure NTS.1 The SA Process



¹ See paragraph 150-151 of the National Planning Policy Framework (Department for Communities and Local Government, 2012).

² The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

³ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

⁴ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

⁵ Amec Foster Wheeler (2015) *Chelmsford City Local Plan Sustainability Appraisal: Scoping Report*.

⁶ Amec Foster Wheeler (2015) *Chelmsford Local Plan Issues and Options Consultation Document: Sustainability Appraisal Report*.

⁷ Amec Foster Wheeler (2017) *Chelmsford Draft Local Plan: Preferred Options Consultation Document Sustainability Appraisal Report*.

Section 1.4 of the SA Report describes in further detail the requirement for SA of local plans and the SA process including its relationship with the preparation of the Chelmsford Local Plan.

How has the Pre-Submission Local Plan been appraised?

To support the appraisal of the Local Plan, a SA Framework has been developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The SA objectives are shown in **Table NTS 1**.

Table NTS 1 SA Objectives Used to Appraise the Pre-Submission Local Plan

SA Objective
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.
8. Water: To conserve and enhance water quality and resources.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.
10. Air: To improve air quality.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.

The Local Plan Vision and Spatial Principles have been assessed for their compatibility with the SA objectives above (note that the Strategic Priorities have not been assessed separately as they are reflected through the Vision and Spatial Principles, as well as the policies, of the Pre-Submission Local Plan). The development requirements, Spatial Strategy and plan policies have been appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system has been adopted which is set out in **Table NTS 2**.

Table NTS 2 Scoring System Used in the Appraisal of the Pre-Submission Local Plan

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

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

Proposed site allocations and reasonable alternatives have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance.

Section 4 of the SA Report provides further information concerning the approach to the appraisal of the Pre-Submission Local Plan.

What are the findings of the appraisal of the Pre-Submission Local Plan?

Local Plan Vision and Spatial Principles

The Vision for Chelmsford out to 2036 contained in the Pre-Submission Local Plan is reproduced in **Box NTS 1** below.

Box NTS 1: Local Plan Vision

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.

Strategic Policy S1 lists a total of 11 guiding Spatial Principles that together detail how the Vision will be achieved. The Spatial Principles are:

- ▶ 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 settlements.
- ▶ Ensure development is deliverable.
- ▶ Ensure development is served by necessary infrastructure.
- ▶ Use development to secure new infrastructure.
- ▶ Plan for the longer-term.

The Local Plan Vision and Spatial Principles above have been tested for their compatibility with the SA objectives.

The Vision for the City Area seeks to deliver significant growth over the plan period in terms of housing, employment and associated services, facilities and infrastructure whilst protecting and enhancing the built and natural environment. Reflecting its emphasis on growth, the promotion of sustainable communities and environmental conservation and enhancement, the Vision has been assessed as being compatible with the majority of the SA objectives. There is the potential for conflicts, particularly between those elements of the Vision that support growth and SA objectives concerning environmental protection and enhancement (and vice-versa), although any such conflict would likely be managed by the policies and proposals of the Pre-Submission Local Plan.

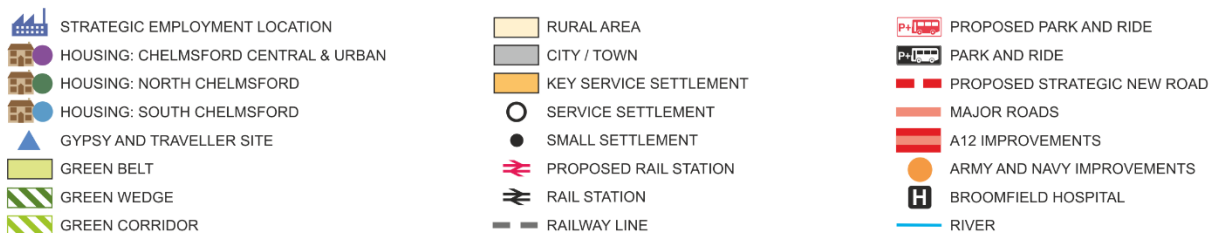
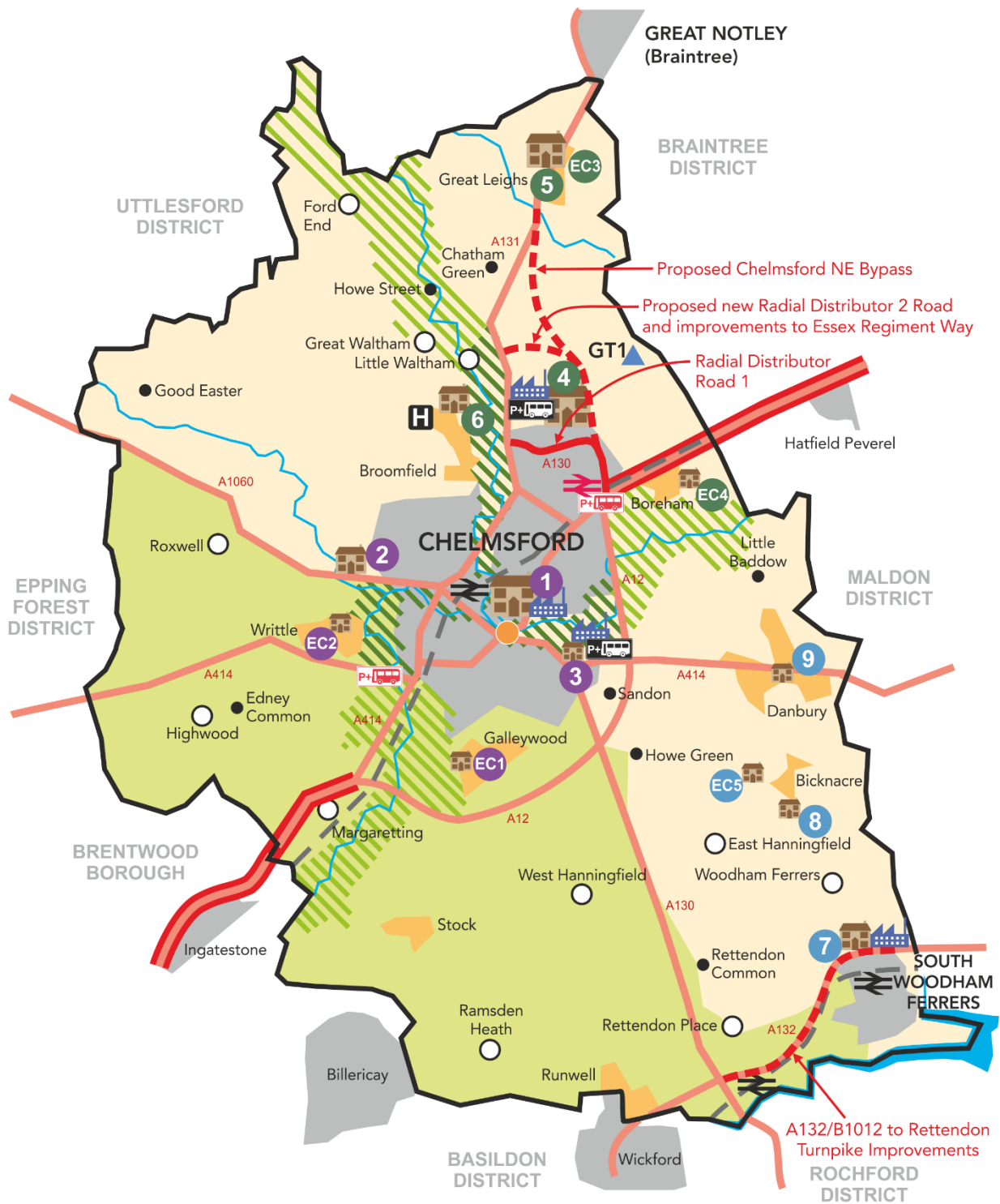
The appraisal contained in the SA Report has found the 11 Spatial Principles to be broadly supportive of the SA objectives. Where possible incompatibilities or uncertainties have been identified, these can be resolved if development takes place in accordance with all of the Spatial Principles. As such, an incompatibility or uncertainty is not necessarily an insurmountable issue.

The completed compatibility assessment is presented in Section 5.2 of the SA Report.

Development Requirements and Spatial Strategy

The Pre-Submission Local Plan makes provision for 21,893 dwellings, nine permanent pitches for Gypsies and Travellers, 24 permanent plots for Travelling Showpeople, 55,000 square metres (sqm) of employment floorspace and 13,400 sqm of retail floorspace over the plan period. The Spatial Strategy seeks to focus this growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt (as illustrated in **Figure NTS 2**).

Figure NTS 2 Pre-Submission Local Plan Key Diagram



The development requirements and Spatial Strategy together form the overarching strategy for the Local Plan and have been appraised against the SA objectives. **Table NTS 3** summarises the findings of this appraisal and identifies the cumulative likely significant effects of the Local Plan strategy.

Table NTS 3 Summary of the Appraisal of the Development Requirements and Spatial Strategy

Local Plan Strategy Component	1. Biodiversity and Geodiversity	2. Housing	3. Economy, skills and employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use and Soils	8. Water	9. Flood Risk and Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Housing/Gypsy Traveller and Travelling Showpeople Requirement	-/?	++	++	+/-	+/-	+/- /?	+/-	-	-/?	-/?	-/?	-	+/- /?	+/- /?
Employment/Retail Requirement	-/?	0	++	+	+/- /?	+/- /?	+/-	-	-/?	+/- /?	+/- /?	-	+/- /?	+/- /?
Spatial Strategy	+/- /?	++	++	++/ -	++/ -	++/ -	+/-	+/-	+/-	+/-	+	~	+/- /?	+/-
Cumulative Effect	+/- ?	++	++	++/ -	++/ -	++/ -	+/-	+/-	+/-	+/-	+/-	-	+/- /?	+/- /?

The delivery of 21,893 dwellings, provision for Gypsies, Travellers and Travelling Showpeople and creation of 55,000 sqm of employment floorspace as well as retail floorspace over the plan period is expected to have significant positive effects on housing (SA Objective 2) and the economy (SA Objective 3). Focusing this growth in and adjacent to Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. It is also anticipated that growth will promote investment in additional facilities, services and infrastructure including highways improvements (such as the proposed Chelmsford North East By-pass). This is expected to help promote the regeneration of brownfield sites and urban renaissance and address deprivation whilst minimising the need to travel by car and promoting walking and cycling. Overall, significant positive effects have therefore also been identified in respect of sustainable living and revitalisation (SA Objective 4), health and wellbeing (SA Objective 5) and transport (SA Objective 6). Minor positive effects are anticipated across the majority of the remaining SA objectives.

Growth in the City Area is likely to have a range of adverse environmental and social effects during both the construction and operation of new development arising from, for example, land take, disturbance (e.g. noise), increased vehicle movements and associated emissions to air, the use of energy and resources, the generation of waste and impacts on landscape and townscape character. These adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are not considered likely to be significant.

The development requirements and Spatial Strategy have been assessed as having mixed positive and significant negative effects on land use (SA Objective 7). The Spatial Strategy seeks to make the best use

of previously developed (brownfield) land. However, the scale of the development requirements and the limited number of suitable brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required to deliver approximately 75% of new development. This will lead to a loss of approximately 446 hectares (ha) of Grade 3 agricultural land and approximately 252 ha of Grade 2 land (land in grades 1, 2 and 3a is classified as the best and most versatile agricultural land at Annex 2 of the National Planning Policy Framework). This equates to around 2.5% of the total Grade 2 and around 2.2% of the total Grade 3 land in the City Area.

Detailed matrices containing the appraisals of the development requirements and Spatial Strategy are presented in Appendix F to the SA Report. The findings of these appraisals are summarised in Section 5.3 of the SA Report.

Growth Areas and Associated Site Allocations

To deliver the Spatial Strategy, the Pre-Submission Local Plan directs growth to sustainable locations within the following three Growth Areas:

- ▶ **Growth Area 1** - Central and Urban Chelmsford;
- ▶ **Growth Area 2** - North Chelmsford; and
- ▶ **Growth Area 3** - South and East Chelmsford.

To inform the selection of sites within each Growth Area, all proposed plan allocations (and reasonable alternatives) have been subject to SA using tailored appraisal criteria and associated thresholds of significance.

Overall, the scale of housing and employment land to be delivered through proposed site allocations within the three Growth Areas identified in the Pre-Submission Local Plan is considered to be significant and will help to meet the future needs of the City Area, its communities and businesses over the plan period whilst minimising the potential for significant adverse environmental effects. This reflects both the characteristics of individual sites and also the fact that the majority of dwellings and employment land will be delivered in/adjacent to urban areas and Key Service Settlements, which have greater capacity in terms of their sustainability to receive growth. Overall, significant positive effects have therefore been identified in respect of housing (SA Objective 2), the economy (SA Objective 3) and sustainable living and revitalisation (SA Objective 4), although cumulatively development could place pressure on key services and facilities (if unmitigated).

There is the potential for new development to result in adverse environmental effects (and in some cases, significant negative effects). However, in many cases (such as in respect of biodiversity, water, flood risk, cultural heritage and landscape) it is anticipated that the potential adverse effects could be mitigated or reduced at the project level. In this context, the site-specific development requirements contained in Chapter 7 of the Pre-Submission Local Plan and the more general Local Plan policies will help minimise adverse effects and enhance positive effects associated with the delivery of the proposed site allocations.

Whilst the Pre-Submission Local Plan allocates a number of previously developed (brownfield) sites, cumulatively development will result in the loss of a substantial area of greenfield land including that which is best and most versatile. In consequence, there is the potential for significant positive and negative effects on land use (SA Objective 7).

The findings of the appraisal of both the proposed site allocations and reasonable alternatives are presented in Appendix G to the SA Report. A summary of the appraisal is provided in Section 5.4 of the SA Report.

Plan Policies

To support the overall strategy for development, the Pre-Submission Local Plan includes 97 policies across the following chapters:

- ▶ Our Vision and Spatial Principles (1 policy);
- ▶ Creating Sustainable Development (6 policies);
- ▶ How will Future Growth be Accommodated? (8 policies);
- ▶ Where will Development Growth be Focused? (50 policies);
- ▶ Protecting and Securing Important Assets (23 policies);
- ▶ Making High Quality Places (9 policies).

The performance of these policies has been tested against the 14 SA objectives (note that the Spatial Principles set out in Strategic Policy S1 have been assessed separately above). **Table NTS 4** shows the anticipated cumulative effects of each plan chapter against the SA objectives. The cumulative effects on the SA objectives resulting from all chapters has also been assessed.

Table NTS 4 Summary of the Cumulative Effects of the Local Plan Policies

SA Objective	Pre-Submission Local Plan Policy Chapter					
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	+/-/?	-/?	++/?	+	+/-/?
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	++/-	++/-/?	++	++/-/?	++	++
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++/-	++/-	++	++/-/?	++	++
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	++	++/-	++	++	++	++
5. Health and Wellbeing: To improve the health and wellbeing being of those living and working in the Chelmsford City Area.	++	++/-	+	++	++	++
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	++/-	+	+	+/?	++/-

SA Objective	Pre-Submission Local Plan Policy Chapter					
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	++	+/--	++/--	+/-	++	++/--
8. Water: To conserve and enhance water quality and resources.	++	++/-	-	+	++	+/-
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	++	++/-	-	++/?	+	+/-
10. Air: To improve air quality.	++	+/-	-	+	++	+/-
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	+/-	-	++	++/?	+/-
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	-	--/?	+	+/?	+/-/?
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	++	+/-/?	+/--	++/?	+	+/-/?
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	++	+/-/?	+/--	++/?	++	+/-/?

The implementation of the Local Plan policies is anticipated to have positive effects across all of the SA objectives. These effects are expected to be particularly significant in respect of: housing (SA Objective 2); the economy (SA Objective 3); sustainable living and revitalisation (SA Objective 4); health and wellbeing (SA Objective 5); and transport (SA Objective 6). This reflects the likely socio-economic benefits associated with the delivery of housing, employment and community facilities, services and infrastructure in the City Area over the plan period and the focus of this growth in and adjacent to Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements outside of the Green Belt. It also reflects the strong framework provided by the plan policies that will help to conserve the City Area's natural and built environment and resources.

Despite the overall positive effects associated with the implementation of the policies contained in the Pre-Submission Local Plan, negative effects have also been identified against many of the SA objectives including: biodiversity (SA Objective 1); transport (SA Objective 6); water (SA Objective 8); flood risk (SA Objective 9); air quality (SA Objective 10); climate change (SA Objective 11); waste and resources (SA Objective 12); cultural heritage (SA Objective 13); and landscape (SA Objective 14). This principally reflects impacts associated with the construction and operation of new development including land take, resource use, emissions and loss of landscape character. However, the Pre-Submission Local Plan includes policies

which seek to manage these effects and in consequence, it is expected that significant adverse effects will be largely avoided, although some uncertainty remains.

The Local Plan policies seek to maximise the use of previously developed land. However, as noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required to deliver approximately 75% of new development. In consequence, cumulative mixed significant positive and significant negative effects have been identified in respect of land use.

Detailed matrices containing the appraisal of the Local Plan policies are presented in Appendix H and Appendix I to the SA Report. The findings of these appraisals are summarised in Section 5.5 of the SA Report.

Summary

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

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

Mitigation and enhancement

The SA has been undertaken iteratively alongside and informing the development of the Local Plan. In this context, a number of measures were identified in the SA Report that accompanied the Preferred Options Consultation Document concerning recommended changes to the proposed Local Plan policies and the site-specific development requirements contained in Chapter 7. **Appendix J** lists these recommendations together with the Council's response.

The appraisal contained in the SA Report has identified a range of further measures to help address potential negative effects and enhance positive effects associated with the implementation of the Pre-Submission Local Plan. These measures are highlighted within the detailed appraisal matrices to the SA Report and will be considered by the Council in preparing the final Local Plan.

Next steps

This NTS and the SA Report are being issued for consultation alongside the Pre-Submission Local Plan. The consultation will run from **Wednesday 31st January to Wednesday 14th March 2018**. The SA Report, together with the consultation responses received, will then be submitted to the Secretary of State alongside the Pre-Submission Local Plan for examination which is expected to take place in Summer 2018.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of this 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 provide your comments by 4.45pm on Wednesday 14th March 2018. The Council encourages people to submit comments via its consultation portal at:

www.chelmsford.gov.uk/planningpolicyconsult

Alternatively, comments can be sent to:

- By email – planning.policy@chelmsford.gov.uk
- By post – 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 is available online at www.chelmsford.gov.uk/pre-submission or on request by telephoning (01245) 606330.



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1. Introduction

1.1 Overview

- 1.1.1 Chelmsford City Council (the Council) is currently preparing a new Local Plan for its administrative area (for brevity, the term 'the City Area' is used throughout this document to describe the Council's administrative area). The new Local Plan will set out the vision, spatial principles, planning policies and site allocations that will guide development in the local authority area in the period up to 2036.
- 1.1.2 The first stage in the development of the Local Plan was the publication of the Chelmsford Local Plan Issues and Options Consultation Document (the Issues and Options Consultation Document) that was consulted on between 19th November 2015 and 21st January 2016. The Issues and Options Consultation Document set out, and sought views on, the planning issues that face Chelmsford over the next 15 years and options for the way they could be addressed in terms of the amount and broad location of future development in the City Area. Following consideration of the comments received as part of that consultation, ongoing engagement and further evidence base work, the Council selected its preferred options for the Local Plan in terms of the amount and location of growth to be delivered in the City Area up to 2036 and which formed the Chelmsford Draft Local Plan Preferred Options Consultation Document (the Preferred Options Consultation Document). The Preferred Options Consultation Document was published for consultation between 30th March and 11th May 2017 and included the draft Local Plan Strategic Priorities, Vision and Spatial Principles, development requirements and Spatial Strategy, proposed site allocations and plan policies.
- 1.1.3 The Preferred Options Consultation Document has since been revised to reflect representations received during consultation, new evidence and the recommendations of its accompanying assessments. The Chelmsford Local Plan: Pre-Submission Draft (hereafter referred to as the 'Pre-Submission Local Plan') is now being issued for consultation Wednesday 31st January 2018 and Wednesday 14th March 2018 before it is considered by an independent planning inspector.
- 1.1.4 Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler, now Wood) has been commissioned by the Council to undertake a Sustainability Appraisal (SA) of the new Local Plan. The SA considers the environmental, social and economic effects of the Local Plan (and any reasonable alternatives) in order to help to inform its development and identify opportunities to improve the contribution of the Local Plan to sustainable development.
- 1.1.5 An SA has been undertaken for each iteration of the Local Plan. In this context, appraisals were completed of the Issues and Options Consultation Document and the Preferred Options Consultation Document and SA Reports^{8,9} documenting the findings of the appraisals were issued for consultation alongside the Local Plan consultation documents. This report presents the findings of the SA of the Pre-Submission Local Plan.

1.2 Purpose of this SA Report

- 1.2.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the Strategic Environmental Assessment (SEA) Directive, and its

⁸ Amec Foster Wheeler (2015) *Chelmsford Local Plan Issues and Options Consultation Document: Sustainability Appraisal Report*. Available from http://consult.chelmsford.gov.uk/portal/issues_and_options_sustainability_appraisal/sustainability_appraisal

⁹ Amec Foster Wheeler (2017) *Chelmsford Draft Local Plan Preferred Options Consultation Document: Sustainability Appraisal Report*. Available from: http://consult.chelmsford.gov.uk/portal/preferred_options/preferred_options_sustainability_appraisal

transposing regulations the Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633) (the SEA Regulations).

- 1.2.2 The SEA Directive and transposing regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the SEA Directive is *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*
- 1.2.3 At paragraphs 150-151, the National Planning Policy Framework (NPPF) (2012)¹⁰ sets out that local plans are key to delivering sustainable development and that they must be prepared with the objective of contributing to the achievement of sustainable development. In this context, paragraph 165 reiterates the requirement for SA/SEA as it relates to local plan preparation:
- 1.2.4 *“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”*
- 1.2.5 The Planning Practice Guidance (2014)¹¹ also makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives. In this regard, SA helps to ensure that a local plan is “justified”, a key test of soundness that concerns the extent to which the plan is the most appropriate strategy, when considered against the reasonable alternatives and available and proportionate evidence.
- 1.2.6 Through an ongoing and iterative appraisal process, the SA of the Chelmsford Local Plan has supported the development and refinement of the Plan by appraising the sustainability strengths and weaknesses of emerging policy and proposals. The SA process has sought to promote the integration of sustainability considerations into the preparation of the Local Plan and the selection and refinement of preferred options. In this context, this SA Report builds on the SA work completed to-date and considers the environmental, social and economic effects of the Pre-Submission Local Plan. Specifically, this SA Report sets out:
- ▶ an overview of the new Chelmsford Local Plan and Pre-Submission Local Plan;
 - ▶ a review of relevant international, national, regional, sub-regional and local plans, policies and programmes;
 - ▶ baseline information for the Local Plan area across key sustainability topics;
 - ▶ key economic, social and environmental issues relevant to the appraisal of the Local Plan;
 - ▶ the approach to undertaking the appraisal of the Pre-Submission Local Plan;
 - ▶ the findings of the appraisal of the Pre-Submission Local Plan; and
 - ▶ conclusions and an overview of the next steps in the SA process.

1.3 The Chelmsford Local Plan – An Overview

Requirement to Prepare a Local Plan

- 1.3.1 The NPPF sets out (at paragraphs 150-157) that each local planning authority should prepare a local plan for its area. Local plans should set out the strategic priorities and policies to deliver:

¹⁰ Department for Communities and Local Government (2012) *National Planning Policy Framework*. Available from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

¹¹ Department for Communities and Local Government (2015) *Planning Practice Guidance*. Available from <http://planningguidance.planningportal.gov.uk/>

- ▶ the homes and jobs needed in the area;
- ▶ the provision of retail, leisure and other commercial development;
- ▶ the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- ▶ the provision of health, security, community and cultural infrastructure and other local facilities; and
- ▶ climate change mitigation and adaptation and conservation and enhancement of the natural and historic environment, including landscape.

1.3.2 The Planning Practice Guidance clarifies (at paragraph 002 'Local Plans') that local plans "should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered".

Scope of the Chelmsford Local Plan

1.3.3 The current Development Plan for Chelmsford for the period up to 2021 consists of various Development Plan Documents, alongside Supplementary Planning Documents (SPD). This is shown in **Box 1**.

Box 1: Development Plan Documents and SPD

Development Plan Documents

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

SPD including Community Infrastructure Levy (CIL)

- A Plan for South Woodham Ferrers SPD – Adopted June 2008;
- Making Places SPD (Urban Site Guidance) – Adopted June 2008;
- Sustainable Development SPD (Sustainable Design and Construction) - Adopted June 2008
- Public Realm Strategy – Adopted January 2011;
- Building for Tomorrow SPD – Adopted June 2013;
- Planning Obligations SPD – Adopted June 2014;
- Community Infrastructure Levy (CIL) Charging Schedule – Approved February 2014
- Village Design Statements (Adopted as SPD) - Various.

1.3.4 The Council is currently preparing a new Local Plan for Chelmsford that will, once adopted, replace the Development Plan Documents listed above. The new Local Plan will guide growth and development in the City Area for the period up to 2036 and beyond. It will be a single document that will provide the Council's vision, spatial principles and spatial strategy for the City Area and will also contain the Council's key planning policies, site specific land use allocations and a Local Plan policies map. Alongside the Waste and Minerals Local Plans and any Neighbourhood Plans that come forward, it will form the Development Plan for the local authority area.

Preparation of the Local Plan

1.3.5 The Council's Local Development Scheme (LDS) was published in October 2017¹². The LDS sets out the timetable for production of the Local Plan in accordance with the requirements for plan production contained in The Town and Country Planning (Local Planning) (England) Regulations 2012). The key plan preparation milestones are detailed in **Table 1.1**.

¹² Chelmsford City Council (2017) *Chelmsford Local Plan Local Development Scheme 2017-2020*.

Table 1.1 Local Plan Preparation Milestones

Stage	Date
Issues and Options Public and Stakeholder Consultation (Regulation 18)	November 2015-January 2016 (completed)
Preferred Options Local Plan Public and Stakeholder Consultation (Regulation 18)	March-May 2017 (completed)
Draft Pre-Submission Local Plan Stakeholder and Public Consultation (Regulation 19)	January-February 2018 (current)
Submission for Independent Examination (Regulation 22)	June 2018
Examination in Public (Regulation 24)	September-October 2018
Adoption (Regulation 26)	December 2018

- 1.3.6 Adoption of the Local Plan is due to take place in late 2018. This will have been preceded by three principal periods of consultation during which the Local Plan will have been developed and refined taking into account (inter-alia) national planning policy and guidance, the Council's evidence base, the outcomes of consultation and the findings of social, economic and environmental assessments and appraisal including SA. The three consultation periods are: Issues and Options; Preferred Options; and Pre-Submission.

Issues and Options

- 1.3.7 The first formal round of consultation in support of the development of the Local Plan was on the Issues and Options Consultation Document. As noted in **Section 1.1** above, this document set out, and sought views on, the planning issues that face Chelmsford over the next 15 years and options for the way they could be addressed. The specific matters put forward for consultation included:
- ▶ Spatial Principles (the high level objectives that guide the approach to the Local Plan);
 - ▶ Housing Target Projections (options relating to how many houses should be built in the City Area up to 2036);
 - ▶ Employment Target Projections (options relating to how many jobs should be supported in the City Area in the period up to 2036); and
 - ▶ Spatial Options (options relating to where new development should be located in the City Area).
- 1.3.8 Consultation on the Issues and Options Consultation Document took place between 19th November 2015 and 21 January 2016.

Preferred Options

- 1.3.9 Following consideration of the comments received to the Issues and Options Consultation Document, ongoing engagement and further evidence base work, the Council selected its preferred options for the Local Plan in terms of the amount and location of growth to be delivered in the City Area up to 2036 and which formed the Preferred Options Consultation Document. The Preferred Options Consultation Document included (inter alia):
- ▶ the Local Plan Vision and Spatial Principles;
 - ▶ the preferred Local Plan options in terms of the quantum of growth (development requirements) and distribution of growth (Spatial Strategy);
 - ▶ proposed site allocations to deliver the preferred options across three Growth Areas; and

- ▶ plan policies including development requirements for proposed site allocations.

1.3.10 Consultation on the Preferred Options Consultation Document was undertaken between 30th March and 11th May 2017.

Pre-Submission

1.3.11 Taking into account representations received during consultation on the Preferred Options Consultation Document, new evidence and the recommendations of assessments, the Council has now prepared the Pre-Submission Local Plan. The Pre-Submission Local Plan is being issued for consultation before it is submitted to the Secretary of State for examination by an independent planning inspector. Further detail regarding the content of the Pre-Submission Local Plan is provided below.

The Pre-Submission Local Plan

1.3.12 The Pre-Submission Local Plan comprises of the following core components:

- ▶ the Local Plan Vision and Spatial Principles (which respond to the Strategic Priorities set out in Chapter 3 of the Pre-Submission Local Plan);
- ▶ the overarching Local Plan strategy in terms of the amount of new development to be accommodated in the City Area (development requirements) and how it will be accommodated (the Spatial Strategy);
- ▶ proposed site allocations to deliver the development requirements across three Growth Areas; and
- ▶ plan policies including development requirements for the proposed site allocations.

Local Plan Strategic Priorities, Vision and Spatial Principles

1.3.13 The Pre-Submission Local Plan contains nine Strategic Priorities for Chelmsford. The Strategic Priorities look at what Chelmsford is like today, how the area is changing, what issues need to be addressed and what opportunities will be created. These, therefore, are the priorities for the Local Plan to ensure that it recognises Chelmsford's spatial characteristics in planning for its future development. The nine Strategic Priorities are:

- ▶ Strategic Priority 1 - Ensuring sustainable patterns of development;
- ▶ Strategic Priority 2 - Meeting the needs for new homes;
- ▶ Strategic Priority 3 - Fostering growth and investment and providing new jobs;
- ▶ Strategic Priority 4 - Protecting and enhancing retail, leisure and commercial development;
- ▶ Strategic Priority 5 - Delivering new and improved strategic infrastructure;
- ▶ Strategic Priority 6 - Delivering new and improved local infrastructure;
- ▶ Strategic Priority 7 - Protecting and enhancing the natural and historic environment, the Green Belt and valued landscapes;
- ▶ Strategic Priority 8 - Creating well designed and attractive places, and promoting healthy communities; and
- ▶ Strategic Priority 9 - Reinforcing Chelmsford's regional role as 'Capital of Essex'.

1.3.14 The Vision for Chelmsford has been developed taking into account the Strategic Priorities listed above. The Vision contained Pre-Submission Local Plan is reproduced in **Box 2** below.

Box 2: Local Plan Vision

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.

1.3.15 Strategic Policy S1 lists a total of 11 guiding Spatial Principles that together detail how the Strategic Priorities and Vision will be achieved. The Spatial Principles are:

- ▶ 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 the character 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; and
- ▶ Plan for the longer-term.

Development Requirements and Spatial Strategy

1.3.16 Strategic Policy S8 (Housing and Employment Requirements) of the Pre-Submission Local Plan sets out the amount of growth that is to be delivered over the plan period in terms of housing, provision for Gypsies, Travellers and Travelling Showpeople, employment and retail, as follows:

- ▶ **Housing:** In order to meet the full objectively assessed housing need for the City Area in the period 2013-2036, provision is made for a minimum of 18,515 net new homes at an average annual rate of 805 net new homes per-year. Housing completions and outstanding commitments total 11,408 new homes. To ensure flexibility in delivery and help significantly boost housing supply, the Local Plan provides for a total of 21,893 new homes, nearly 20% more homes than the total objectively assessed housing need. When considering existing housing completions (3,090 dwellings) and existing commitments with and without planning permission (8,318 dwellings), and a windfall allowance (1,400) the residual requirement for the period up to 2036 is 9,085 new homes.
- ▶ **Gypsies, Travellers and Travelling Showpeople:** In order to meet identified need, a total of nine permanent pitches for Gypsies and Travellers and a total of 24 permanent plots for Travelling Showpeople will be provided in the period 2013-2036.
- ▶ **Employment:** To positively and proactively encourage sustainable and diverse economic growth across Chelmsford, a minimum of 55,000 square metres (sqm) of employment floorspace is to be delivered to meet the need for an average of 725 new jobs per year in the period to 2036.

- **Retail:** To meet the need for additional convenience retail floorspace, 13,400 sqm of floorspace is to be provided.

- 1.3.17 Strategic Policy S9 (The Spatial Strategy) seeks to distribute this growth in accordance with a Settlement Hierarchy, focusing new development across three Growth Areas in the higher order settlements of Chelmsford and South Woodham Ferrers (on brownfield sites and through sustainable urban extensions) and at Key Service Settlements outside of the Green Belt.
- 1.3.18 To support growth, the Key Diagram within the Spatial Strategy proposes key transportation infrastructure improvements including a Chelmsford North East By-pass, new Radial Distributor Roads in North East Chelmsford, improvements to the Army and Navy Junction, A12, A132 and Essex Regiment Way, two park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138).
- 1.3.19 The distribution of development proposed in the Pre-Submission Local Plan is set out in **Table 1.2** and represented graphically in the key diagram shown in **Figure 1.1**.

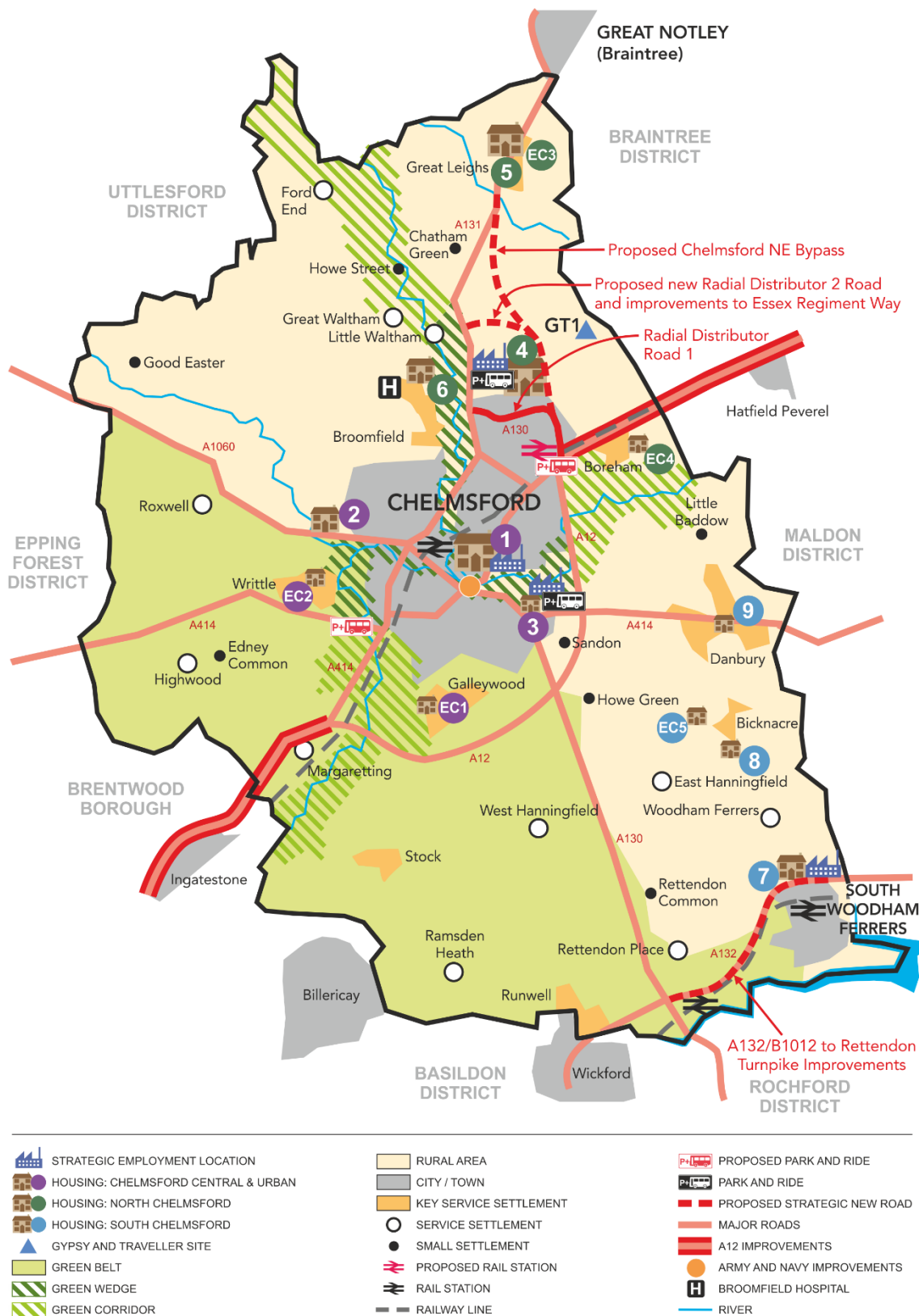
Table 1.2 Preferred Spatial Strategy: Development Locations and Allocations

Development Locations (2021-2036)		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 - Central and Urban Chelmsford					
Status	<i>Existing Commitments</i>				
With Planning Permission	Peninsula site, Wharf Road	421			
Without Planning Permission	Lockside, Navigation Rd Waterhouse Lane, Writtle Telephone Exchange, Galleywood Reservoir	188			
Sub Total		609			
Location / Site	New Local Plan Allocations				
1	Previously developed sites in Chelmsford Urban Area	2,205			4,000sqm Office, 11,500sqm Food Retail
2	West Chelmsford	800		5	
3a	East Chelmsford – Manor Farm	250			
3b	East Chelmsford – Land North of Maldon Road				5,000sqm Office / Business Park
3c	East Chelmsford – Land North of Maldon Road	100			
3d	East Chelmsford – Land North of Maldon Road	50			
Sub total		3,405		5	9,000sqm Office / Business, 11,500sqm Food Retail
AREA TOTAL		4,014		5	9,000sqm Office / Business,

Development Locations (2021-2036)		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
					11,500sqm Food Retail
Growth Area 2 – North Chelmsford					
Status	Existing Commitments				
With Planning Permission	North East Chelmsford Beaulieu and Channels Post-2022 delivery, Land East of Main Road Gt Leighs and Land East of Plantation Road Boreham	2,669			40,000sqm Office / Business
Sub Total		2,669			40,000sqm Office / Business
Location / Site	New Local Plan Allocations				
4	North East Chelmsford	3,000		9	45,000sqm Office / Business Park
5a	Great Leighs – Land at Moulsham Hall	750		5	
5b	Great Leighs – Land East of London Road	250			
5c	Great Leighs – Land North and South of Banter's Lane	100			
6	North of Broomfield	450			
GTI	Drakes Lane, Little Waltham		10		
Sub Total		4,550	10	14	45,000sqm Office / Business Park
AREA TOTAL		7,219	10	14	85,000sqm Office / Business Park
Growth Area 3 – South and East Chelmsford					
Status	Existing Commitments				
Existing Commitments without Planning Permission (re-allocation)	St Giles, Bicknacre	32			
Sub total		32			
Location / Site	New Local Plan Allocations				
7	North of South Woodham Ferrers	1,000		5	1,000sqm Flexible Business Space, 1,900sqm Food Retail

Development Locations (2021-2036)		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
8	South of Bicknacre	30			
9	Danbury	100			
Sub Total		1,130		5	1,000sqm Flexible Business Space, 1,900sqm Food Retail
AREA TOTAL		1,162		5	1,000sqm Flexible Business Space, 1,900sqm Food Retail
Windfall allowance 2021-2036		1,400			
NEW LOCAL PLAN ALLOCATIONS		9,085	10	24	55,000 Office / Flexible Business Space, 13,400sqm Food Retail
TOTAL (of new Local Plan allocations plus windfall allowance)		10,485	10	24	55,000 Office / Flexible Business Space, 13,400sqm Food Retail

Figure 1.1 Pre-Submission Local Plan Key Diagram



Growth Areas and Associated Proposed Site Allocations

- 1.3.20 To implement the Spatial Strategy, new development will be directed to sustainable locations within the following three Growth Areas (reflecting the distribution shown in **Table 1.2** and **Figure 1.1**):
- ▶ **Growth Area 1:** Central and Urban Chelmsford;
 - ▶ **Growth Area 2:** North Chelmsford; and
 - ▶ **Growth Area 3:** South and East Chelmsford.
- 1.3.21 A total of 43 proposed site allocations are identified in the Pre-Submission Local Plan across these three Growth Areas. The site allocations include: Strategic Growth Sites; Growth Sites; Opportunity Sites; and Existing Commitments, in addition to Special Policy Areas relating to particular existing establishments in the countryside (the Special Policy Areas include Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and Writtle University College).

Local Plan Policies

- 1.3.22 To support the overall strategy for development, the Pre-Submission Local Plan includes 97 policies across the following chapters:
- ▶ Our Vision and Spatial Principles (1 policy);
 - ▶ Creating Sustainable Development (6 policies);
 - ▶ How will Future Growth be Accommodated? (8 policies);
 - ▶ Where will Development Growth be Focused? (50 policies);
 - ▶ Protecting and Securing Important Assets (23 policies);
 - ▶ Making High Quality Places (9 policies).

1.4 Stages in the Sustainability Appraisal Process

- 1.4.1 There are five key stages in the SA process and these are highlighted in **Figure 1.2** together with links to the development of the Local Plan.
- 1.4.2 The first stage (**Stage A**) led to the production of a SA Scoping Report¹³. Informed by a review of other relevant policies, plans and programmes as well as baseline information and the identification of key sustainability issues affecting the City Area, the Scoping Report set out the proposed framework for the appraisal of the Local Plan (the SA Framework).
- 1.4.3 The Scoping Report was subject to consultation that ran from 24th July to 11th September 2015. A total of 45 responses were received to the consultation from the statutory SEA consultation bodies (Natural England, the Environment Agency and Historic England) as well as a range of other stakeholders. Responses related to all aspects of the Scoping Report and resulted in amendments to the SA Framework. **Appendix B** contains a schedule of the consultation responses received to the Scoping Report, the Council's response and the subsequent action taken.
- 1.4.4 **Stage B** is an iterative process involving the ongoing appraisal and refinement of the Local Plan. In this context, SA has been undertaken during the key stages of the plan preparation process to-date with the findings presented in a series of interim SA Reports. Initially, the SA considered options concerning the amount and broad location of growth identified in the Issues and Options Consultation Document. These options were assessed using the revised SA Framework and the findings presented in a SA Report¹⁴ that was issued for consultation alongside the document. A total of 106 responses were received from 104 respondents to consultation on the SA Report. Of

¹³ Amec Foster Wheeler (2015) *Chelmsford City Local Plan Sustainability Appraisal: Scoping Report*.

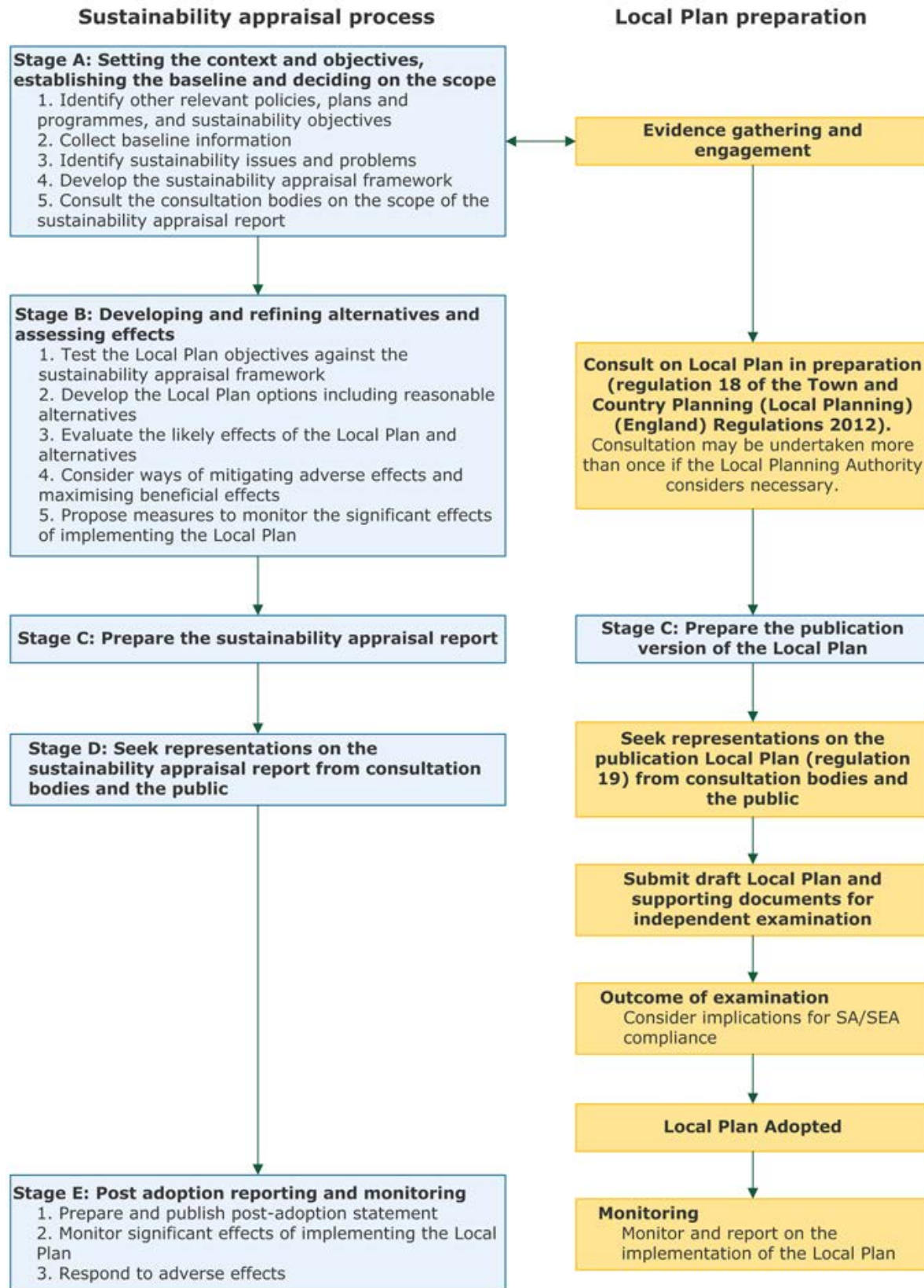
¹⁴ Amec Foster Wheeler (2015) *Chelmsford Local Plan Issues and Options Consultation Document: Sustainability Appraisal Report*.

these responses, 26 related specifically to the SA Report (see **Appendix B**) with the remainder concerning wider planning issues of relevance to the Local Plan.

- 1.4.5 The Council's preferred options including proposed site allocations and further reasonable alternatives were then subject to SA with the findings presented in a SA Report¹⁵ that was published alongside the Preferred Options Consultation Document. A total of 63 comments were received on the SA Report (see **Appendix B**) and these have been taken into account in preparing this SA Report.
- 1.4.6 This report has been prepared as a part of **Stage C** of the SA and considers the effects of the Pre-Submission Local Plan. It is being published for consultation alongside the Pre-Submission Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).
- 1.4.7 Following Examination in Public (EiP), and subject to any significant changes to the Pre-Submission Local Plan that may require appraisal as a result of the EiP, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. This will set out the results of the consultation and SA process and the extent to which the findings of the SA have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

¹⁵ Amec Foster Wheeler (2017) *Chelmsford Draft Local Plan: Preferred Options Consultation Document Sustainability Appraisal Report*.

Figure 1.2 The Sustainability Appraisal Process and Linkages with Local Plan Preparation



Source: Department for Communities and Local Government (DCLG) (2014) *Planning Practice Guidance*. N.B. for the purposes of this SA Report, stages B and C were undertaken at the Issues and Options stage and then repeated at the Preferred Options stage. SA stage B and C have been repeated again for the Pre-Submission Local Plan. This reflects the iterative nature of the SA process.

1.5 Habitats Regulations Assessment

- 1.5.1 Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') requires that competent authorities assess the potential impacts of land use plans on the Natura 2000 network of European protected sites¹⁶ to determine whether there will be any 'likely significant effects' (LSE) on any European site as a result of the plan's implementation (either alone or 'in combination' with other plans or projects); and, if so, whether these effects will result in any adverse effects on that site's integrity with reference to the site's conservation objectives. The process by which the effects of a plan or programme on European sites are assessed is known as 'Habitats Regulations Assessment' (HRA)¹⁷.
- 1.5.2 In accordance with the Habitats Regulations, what is commonly referred to as a HRA screening exercise has been undertaken to identify the likely impacts of the emerging Local Plan upon European sites, either alone or 'in combination' with other projects or plans, and to consider whether these effects are likely to be significant. Where the possibility of significant effects could not be excluded, a more detailed Appropriate Assessment was carried out to determine whether these effects would adversely affect the integrity of European sites.
- 1.5.3 The HRA is reported separately from the SA of the Local Plan but importantly has helped to inform the appraisal process, particularly in respect of the potential effects of proposals on biodiversity.

1.6 Structure of this SA Report

- 1.6.1 This SA Report is structured as follows:
- ▶ **Non-Technical Summary** - Provides a summary of the SA Report including the findings of the appraisal of the Pre-Submission Local Plan;
 - ▶ **Section 1: Introduction** - Includes a summary of the Pre-Submission Local Plan, an overview of SA, report contents and an outline of how to respond to the consultation;
 - ▶ **Section 2: Review of Plans and Programmes** - Provides an overview of the review of those plans and programmes relevant to the Local Plan and SA that is contained at **Appendix C**;
 - ▶ **Section 3: Baseline Analysis** - Presents the baseline analysis of the City Area's social, economic and environmental characteristics and identifies the key sustainability issues that have informed the SA Framework and appraisal;
 - ▶ **Section 4: SA Approach** - Outlines the approach to the SA of the Pre-Submission Local Plan including the SA Framework;
 - ▶ **Section 5: Appraisal of the Pre-Submission Local Plan**– Presents a summary of the findings of the appraisal of the Pre-Submission Local Plan (with a full appraisal contained in **Appendices F, G, H and I**) and sets out the reasons for the selection of preferred options and for the rejection of reasonable alternatives;

¹⁶ Strictly, 'European sites' are any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a 'Site of Community Importance' (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the Government. However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the 'new wild birds directive') are applied; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Conservation of Habitats and Species Regulations 2017 are applied a matter of Government policy when considering development proposals that may affect them (NPPF para 118). 'European site' is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites

¹⁷ 'Appropriate Assessment' has been historically used as an umbrella term to describe the process of assessment as a whole. The whole process is now more usually termed 'Habitats Regulations Assessment' (HRA), and 'Appropriate Assessment' is used to indicate a specific stage within the HRA.

- ▶ **Section 6: Conclusions, Monitoring and Next Steps** – Presents the conclusions of the SA of the Pre-Submission Local Plan, an initial monitoring framework and details of the next steps in the appraisal process.

1.6.2 This SA Report has been prepared in accordance with the reporting requirements of the SEA Directive and associated Regulations. A Quality Assurance Checklist is presented at **Appendix A**.

1.7 How to Comment on this SA Report

1.7.1 This SA Report has been issued for consultation alongside the Pre-Submission Local Plan from **Wednesday 31 January to Wednesday 14 March 2018**. Details of how to respond to the consultation are provided below.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of this 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 provide your comments by **4.45pm on Wednesday 14th March 2018**. The Council encourages people to submit comments via its consultation portal at:
www.chelmsford.gov.uk/planningpolicyconsult

Alternatively, comments can be sent to:

- By email – planning.policy@chelmsford.gov.uk
- By post – 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 is available online at www.chelmsford.gov.uk/pre-submission or on request by telephoning (01245) 606330.

2. Review of Plans and Programmes

2.1 Introduction

- 2.1.1 One of the first steps in undertaking SA is to identify and review other relevant plans and programmes that could influence the Chelmsford Local Plan. The requirement to undertake a plan and programme review and to identify the environmental and wider sustainability objectives relevant to the plan being assessed is set out in the SEA Directive. An 'environmental report' required under the SEA Directive should include:

"An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes" to determine "the environmental protection objectives, established at international (European) community or national level, which are relevant to the plan or programme...and the way those objectives and any environmental considerations have been taken into account during its preparation" (Annex 1 (a), (e)).

- 2.1.2 Plans and programmes relevant to the Local Plan may be those at an international/ European, UK, national, regional, sub-regional or local level, as relevant to the scope of the document. The review of relevant plans and programmes aims to identify the relationships between the Local Plan and these other documents, i.e. how the Local Plan could be affected by the other plans' and programmes' aims, objectives and/or targets, or how it could contribute to the achievement of their sustainability objectives. The review also ensures that the relevant environmental protection and sustainability objectives are integrated into the SA. Additionally, reviewing plans and programmes can provide appropriate information on the baseline for the plan area and help identify the key sustainability issues.
- 2.1.3 The SA Scoping Report included a review of plans and programmes, consistent with the requirements of the SEA Directive, and which was used to inform the development of the SA Framework. This review has been updated as part of the preparation of this SA Report in order to reflect any additional, relevant plans and programmes published since consultation on the Scoping Report took place.

2.2 Review of Plans and Programmes

- 2.2.1 Over 100 international/European, national, regional/sub-regional and local level plans and programmes have been reviewed as part of the SA of the Local Plan. These are listed in **Table 2.1**, with the results of the review provided in **Appendix C**.

Table 2.1 Plans and Programmes Reviewed for the SA of the Local Plan

Plan/Programme
International/European Plans and Programmes
• Council Directive 91/271/EEC for Urban Waste-water Treatment • European Commission (EC) (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21) • EC (2013) Seventh Environmental Action Programme to 2020 'Living well, within the limits of our planet' • EC (2013) Strategy on Adaptation to Climate Change • EC (2013) Towards Social Investment for Growth and Cohesion 2014-2020 • EC (2014) 2030 Policy Framework for Climate and Energy • European Landscape Convention 2000 (became binding March 2007) • European Union (EU) (2006) European Employment Strategy • EU Nitrates Directive (91/676/EEC) • EU Packaging and Packaging Waste Directive (94/62/EC) • EU Drinking Water Directive (98/83/EC) • EU Directive on the Landfill of Waste (99/31/EC)

Plan/Programme

- EU Water Framework Directive (2000/60/EC)
- EU 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)
- EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings
- EU Environmental Noise Directive (Directive 2002/49/EC)
- EU Bathing Waters Directive 2006/7/EC
- EU (2006) Renewed EU Sustainable Development Strategy
- EU Floods Directive 2007/60/EC
- EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)
- EU Directive on the Conservation of Wild Birds (79/409/EEC)
- EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments
- EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended)
- EU Renewable Energy Directive (2009/28/EC)
- EU (2011) EU Biodiversity Strategy to 2020 – towards implementation
- EU (2015) Invasive Alien Species Regulation (1143/2014/EU)
- The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)
- The European Convention on the Protection of Archaeological Heritage (Valetta Convention)
- The Paris Agreement (2016)
- UNESCO World Heritage Convention (1972)
- UNFCCC (1997) The Kyoto Protocol to the UNFCCC
- World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report)
- The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)

National Plans and Programmes

- Department for Business, Energy and Industrial Strategy (BEIS) (2017 Clean Growth Strategy
- Department for Communities and Local Government (DCLG) (2012) National Planning Policy Framework
- DCLG (2012) Planning Policy for Traveller Sites (updated August 2015)
- DCLG (2014) Planning Practice Guidance
- DCLG (2014) National Planning Policy for Waste
- DCLG (2014) Written Statement on Sustainable Drainage Systems
- DCLG (2017) Fixing Our Broken Housing Market. (Housing White Paper)
- DCLG (2017) Planning for the Right Homes in the Right Places (Housing White Paper)
- Department for Culture, Media & Sport (DCMS) (2013) Scheduled Monuments & Nationally Important but Non-Scheduled Monuments
- DCMS (2015) Sporting Future: A New Strategy for an Active Nation
- DCMS (2016) The Culture White Paper
- Department for Education (2014) Home to School Travel and Transport Guidance
- Department for Education (2016) DfE strategy 2015 – 2020: World-class education and care
- Department for Food and Rural Affairs (Defra) (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland
- Defra (2009) Safeguarding Our Soils: A Strategy for England
- Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services
- Defra (2011) Natural Environment White Paper: The Natural Choice: Securing the Value of Nature
- Defra (2012) UK post 2010 Biodiversity Framework
- Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate
- Defra (2013) Waste Management Plan for England
- Defra (2013) Government Forestry and Woodlands Policy Statement
- Defra (2017) Air Quality Plan for Nitrogen Dioxide (NO₂) in UK
- Environment Agency (2016) Managing Water Abstraction
- Environment Agency (2011) National Flood and Coastal Erosion Risk Management Strategy for England
- Forestry Commission (2005) Corporate Plan 2016-17
- Historic England (2015) Historic Environment Good Practice Advice in Planning Notes 1-3
- HM Government (1979) Ancient Monuments and Archaeological Areas Act 1979
- HM Government (1981) Wildlife and Countryside Act 1981
- HM Government (1990) Planning (Listed Building and Conservation Areas) Act 1990
- HM Government (2000) Countryside and Rights of Way Act 2000
- HM Government (2003) Sustainable energy Act 2003
- HM Government (2004) Housing Act 2004
- HM Government (2005) Securing the future - delivering UK sustainable development strategy
- HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006
- HM Government (2008) The Climate Change Act 2008
- HM Government (2008) The Planning Act 2008
- HM Government (2009) The UK Renewable Energy Strategy
- HM Government (2010) Flood and Water Management Act 2010
- HM Government (2010) Healthy Lives, Healthy People: Strategy for Public Health in England
- HM Government (2011) The Localism Act 2011
- HM Government (2011) Water for Life: White Paper

Plan/Programme

- HM Government (2011) Carbon Plan: Delivering our Low Carbon Future
- HM Government (2011) UK Marine Policy Statement
- HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013
- HM Government (2014) Water Act 2014
- HM Government (2015) Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015
- HM Government (2016) Environmental Permitting (England and Wales) Regulations 2016 SI 1154
- HM Government (2016) Government Response to the Committee on Climate Change: Progress on Meeting Carbon Budgets
- HM Government (2017) The Conservation of Habitats and Species Regulations 2017
- NHS England (2014) Five Year Forward View
- NHS England (2017) Next Steps on the Five Year Forward View

Regional Plans and Programmes

- Essex and Suffolk Water (2014) Final Water Resources Management Plan
- Environment Agency (2009) Water for People and the Environment: Water Resource Strategy – Regional Action Plan for Anglian Region
- Environment Agency (2010) Essex and South Suffolk Shoreline Management Plan 2
- Environment Agency (2015) River Basin Management Plan Anglian River Basin District
- Environment Agency (2016) Anglian River Basin District Flood Risk Management Plan 2015 - 2021
- Mayor of London (Greater London Authority) (2016) The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011
- Mayor of London (Greater London Authority) (2015) London Infrastructure Plan 2050 Update
- Mid Essex CCG (2014) Five Year Strategy 2014-2019
- Natural England (2015) Site Improvement Plan: Essex Estuaries
- Woodland for Life (2011) Realising the benefits of trees, woods and forests in the East of England
- South East Local Enterprise Partnership (2017) Growth Deal Round 3
- South East Local Enterprise Partnership (2015) Rural Strategy 2015 - 2021

Sub-Regional (County) Plans and Programmes

- Environment Agency (2009) North Essex Catchment Flood Management Plan
- Essex Biodiversity Project (2011) Essex Biodiversity Action Plan 2010-2020
- Essex County Council and Southend-on-Sea Borough Council (2017) Waste Local Plan
- Essex County Council (2005) The Essex Design Guide
- Essex County Council (2008) Joint Municipal Waste Management Strategy for Essex (2007-2032)
- Essex County Council (2009) Public Rights of Way Improvement Plan
- Essex County Council (2011) Essex Transport Strategy: The Local Transport Plan for Essex
- Essex County Council (2013) Essex Local Flood Management Strategy
- Essex County Council (2014) Essex Minerals Local Plan
- Essex County Council (2014) Economic Plan for Essex
- Essex County Council (2015) Education Transport Policy
- Essex County Council (2016) Developer's Guide to Infrastructure Contributions
- Essex County Council (2016) Commissioning School Places in Essex 2016 – 2021
- Essex County Council (2016) Sustainable Drainage Systems Design Guide
- Essex County Council (2017) The Future of Essex
- Essex Health and Wellbeing Board (2013) Joint Essex Health and Wellbeing Strategy 2013-2018
- Essex Planning Officers Association (2008) Guidance note: Health Impact Assessments
- Essex Planning Officers Association (2008) Guidance note: Lifetime Homes Standard
- Essex Planning Officers Association (2009) Parking Standards - Design and Good Practice
- Essex Planning Officers Association (2010) Development and Public Rights of Way: Advice note for developers and development management officers
- Essex Wildlife Trust (2013) Living Landscapes – A Vision for the Future of Essex
- Geo Essex (2013) Essex Local Geodiversity Action Plan
- Police and Crime Commissioner for Essex (2016) Police and Crime Plan 2016 - 2020

Local Plans and Programmes (including neighbouring authority local plans)

Plan/Programme

- Basildon Council (2016) Draft Local Plan
- Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Councils (2006) Landscape Character Assessments
- Braintree District Council (2011) Core Strategy
- Braintree District Council (2014) Site Allocations and Development Management Plan
- Braintree District Council (2017) Publication Draft Local Plan
- Brentwood District Council (2016) Draft Local Plan
- Chelmsford City Council (2004) Historic Environment Characterisation Project
- Chelmsford City Council (2004) Parks and Green Spaces Strategy 2004-2014 (amended Oct 2013)
- Chelmsford City Council (2005) Nature Conservation Reference Guide for Chelmsford Borough
- Chelmsford City Council (2008) Air Quality Action Plan Army and Navy Air Quality Management Area
- Chelmsford City Council (2008) Chelmsford Town Centre Area Action Plan
- Chelmsford City Council (2008) A Plan for South Woodham Ferrers Supplementary Planning Document (SPD)
- Chelmsford City Council (2008) Making Places SPD (Urban Site Guidance)
- Chelmsford City Council (2008) Core Strategy and Development Control Policies Development Plan Document (DPD)
- Chelmsford City Council (2008) Chelmsford Surface Water Management Plan (2014)
- Chelmsford City Council (2011) North Chelmsford Area Action Plan
- Chelmsford City Council (2011) Chelmsford Town Centre Public Realm Strategy SPD
- Chelmsford City Council (2012) Be Moved - Chelmsford Sport & Arts Strategy 2012-16
- Chelmsford City Council (2012) Corporate Plan
- Chelmsford City Council (2012) Meeting the needs of Older People: A Strategy for Older People in Chelmsford
- Chelmsford City Council (2012) Public Health Strategy
- Chelmsford City Council (2012) Site Allocations Plan
- Chelmsford City Council (2013) Biodiversity Action Plan 2013-17
- Chelmsford City Council (2013) Building for Tomorrow SPD
- Chelmsford City Council (2013) Core Strategy and Development Control Policies Focused Review 2013
- Chelmsford City Council (2014) Planning Obligations SPD
- Chelmsford City Council (2015) Housing Strategy Statement 2015/2016
- Chelmsford City Council (2015) Chelmsford Museums Forward Plan 2015-2017
- Chelmsford City Council (2015) Tree Management Policy
- Chelmsford City Council (2016) Chelmsford Open Space Study 2016-2036
- Chelmsford City Council (2016) Local Wildlife Site Review
- Chelmsford City Council (2017) Homelessness Review and Strategy
- Chelmsford City Council (2017) Chelmsford Economic Strategy
- Chelmsford Partnership (2008) Community Plan – Chelmsford Tomorrow Vision 2021
- Epping Forest District Council (2016) Draft Local Plan
- Maldon District Council (2017) Approved Local Development Plan 2014-2029
- Rochford District Council (2011) Core Strategy
- Rochford District Council (2014) Allocations Plan
- Uttlesford District Council (2017) Regulation 18 Local Plan
- Village Design Statements (various)

2.3 Objectives and Policies Relevant to the Local Plan and SA

2.3.1 The review of plans and programmes presented in **Appendix C** has identified a number of objectives and policies relevant to the Local Plan and the SA across the following topic areas:

- ▶ Biodiversity and Green Infrastructure;
- ▶ Population and Community;
- ▶ Health and Wellbeing;
- ▶ Transport and Accessibility;
- ▶ Land Use, Geology and Soils;
- ▶ Water;
- ▶ Air Quality;
- ▶ Climate Change;
- ▶ Material Assets;
- ▶ Cultural Heritage; and

► Landscape and Townscape.

- 2.3.2 These objectives and policies are summarised in **Table 2.2** together with the key sources and implications for the SA Framework. Only the key sources are identified; however, it is acknowledged that many other plans and programmes could also be included.

Table 2.2 Key Objectives and Policies Arising from the Review of Plans and Programmes

Key Objectives and Policies	Key Source(s)	Implications for the SA Framework
Biodiversity and Green Infrastructure		
- Protect and enhance biodiversity, including designated sites, species of principal importance, habitats and ecological networks. - Identify opportunities for green infrastructure provision.	Natural Environment White Paper: The Natural Choice: Securing the Value of Nature; Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF; Realising the Benefits of trees, woods and forests in the East of England, Essex Biodiversity Action Plan 2010-2020, Chelmsford City Council Biodiversity Action Plan, Chelmsford City Council Parks and Green Spaces Strategy.	The SA Framework should include a specific objective relating to the protection and enhancement of biodiversity including green infrastructure provision.
Population and Community		
- Address deprivation and reduce inequality through regeneration. - Ensure social equality and prosperity for all. - Provide high quality services, community facilities and social infrastructure that are accessible to all. - Meet the full affordable and private market housing need for Chelmsford within the administrative boundary where possible. - Meet unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. - Make appropriate provision for Gypsies, Travellers and Travelling Showpeople. - Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment. - Encourage economic diversification including growth in high value, high growth, high knowledge economic sectors. - Encourage rural diversification and support rural economic growth. - Create local employment opportunities. - Enhance skills in the workforce to reduce unemployment and deprivation. - Improve educational attainment and ensure the appropriate supply of high quality educational facilities. - Promote the vitality of the City Centre and support retail and leisure sectors. - Promote the vitality of other centres.	NPPF; Planning Policy for Traveller Sites; The London Plan; Commissioning School Places in Essex; The future of Essex; Chelmsford City Council Economic Strategy, Core Strategy and Development Control Policies DPD, North Chelmsford AAP, Chelmsford Town Centre AAP.	The SA Framework should include objectives and/or guide questions relating to: - addressing deprivation and promoting equality and inclusion; - the provision of high quality community facilities and services; - the provision of high quality housing; - the enhancement of education and skills; - delivery of employment land that supports economic diversification and the creation of high quality, local jobs; - enhancing Chelmsford City Centre; - enhancing the area's town and other centres.

Key Objectives and Policies	Key Source(s)	Implications for the SA Framework
Health and Wellbeing		
- Promote improvements to health and wellbeing. - Promote healthier lifestyles. - Minimise noise pollution. - Reduce crime including the fear of crime. - Reduce anti-social behaviour. - Ensure that there are appropriate facilities for the disabled and elderly. - Deliver safe and secure networks of green infrastructure and open space.	NPPF; Joint Essex Health and Wellbeing Strategy 2013-2018, Be Moved – Chelmsford's Sport and Art Strategy 2012-2016, Parks and Green Spaces Strategy and Public Health Strategy.	The SA Framework should include a specific objective and/or guide questions relating to: - the promotion of health and wellbeing; - the delivery of health facilities and services; - the provision of open space and recreational facilities; - reducing crime, the fear of crime and anti-social behaviour.
Transport and Accessibility		
- Encourage sustainable transport and reduce the need to travel. - Reduce traffic and congestion. - Improve public transport provision. - Encourage walking and cycling. - Enhance accessibility to key community facilities, services and jobs for all. - Ensure timely investment in transportation infrastructure to accommodate new development. - Reduce road freight movements. - Locate new housing development in sustainable locations or in locations that can be made sustainable.	NPPF; Essex Transport Strategy - The Local Transport Plan for Essex.	The SA Framework should include objectives and/or guide questions relating to: - reducing the need to travel, particularly by car; - the promotion of sustainable forms of transport; - encouraging walking and cycling; - maintaining and enhancing accessibility to key facilities, services and jobs; - reducing congestion and enhancing road safety; - investment in transportation infrastructure to meet future needs.
Land Use, Geology and Soils		
- Encourage the use of previously developed (brownfield) land. - Promote the re-use of derelict land and buildings. - Reduce land contamination. - Protect soil quality and minimise the loss of Best and Most Versatile agricultural land. - Promote high quality design. - Avoid damage to, and protect, geologically important sites. - Encourage mixed use development.	Safeguarding Our Soils: A Strategy for England; Making Places SPD, Core Strategy and Development Control Policies DPD	The SA Framework should include objectives and/or guide questions relating to: - encouraging the use of previously developed land and buildings; - reducing land contamination; - avoiding the loss of Best and Most Versatile agricultural land; - promoting high quality design including mixed use development; - protecting and avoiding damage to geologically important sites.
Water		
- Protect and enhance surface and groundwater quality. - Improve water efficiency. - Avoid development in areas of flood risk. - Reduce the risk of flooding arising from new development. - Ensure timely investment in water management infrastructure to accommodate new development. - Promote the use of Sustainable Urban Drainage Systems.	Water Framework Directive; Drinking Water Directive; Floods Directive; Flood and Water Management Act 2010; Water for Life, White Paper; NPPF; Essex and Suffolk Water Final Water Resources Management Plan, Water Resource Strategy – Regional Action Plan for the Anglian Region, Anglian River Basin District Management Plan and Essex Local Flood Management Strategy.	The SA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity and minimising flood risk.
Air Quality		
Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum.	Air Quality Directive; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF and Army and Navy Air Quality Management Area Action Plan.	The SA Framework should include a specific objective and/or guide question relating to air quality.

Key Objectives and Policies	Key Source(s)	Implications for the SA Framework
Climate Change		
- Minimise the effects of climate change. - Reduce emissions of greenhouse gases that may cause climate change. - Encourage the provision of renewable energy. - Move towards a low carbon economy. - Promote adaptation to the effects of climate change.	Climate Change Act 2008; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; NPPF, Core Strategy and Development Control Policies DPD and Building for Tomorrow SPD.	The SA Framework should include a specific objective relating to climate change mitigation and adaptation.
Material Assets		
- Promote the waste hierarchy (reduce, reuse, recycle, recover). - Ensure the adequate provision of local waste management facilities. - Promote the efficient and sustainable use of mineral resources. - Promote the use of local resources. - Avoid the sterilisation of mineral reserves. - Promote the use of substitute or secondary and recycled materials and minerals waste. - Ensure the timely provision of infrastructure to support new development. - Support the delivery of high quality communications infrastructure.	Waste Framework Directive; Landfill Directive; Waste Management Plan for England; NPPF; National Planning Policy for Waste ; Joint Municipal Waste Management Strategy for Essex, Essex Minerals Local Plan, Essex County Council and Southend-on-Sea Borough Council Waste Local Plan and Building for Tomorrow SPD.	The SA Framework should include objectives and/or guide questions relating to: - promotion of the waste hierarchy; - the sustainable use of minerals; - investment in infrastructure to meet future needs.
Cultural Heritage		
- Conserve and enhance cultural heritage assets and their settings. - Maintain and enhance access to cultural heritage assets. - Respect, maintain and strengthen local character and distinctiveness. - Improve the quality of the built environment.	NPPF; Core Strategy and Development Control Policies DPD, Historic Environment Characterisation Project and Making Places SPD.	The SA Framework should include a specific objective relating to the conservation and enhancement of cultural heritage.
Landscape and Townscape		
- Protect and enhance the quality and distinctiveness of natural landscapes and townscapes. - Promote access to the countryside. - Promote high quality design that respects and enhances local character. - Avoid inappropriate development in the Green Belt. - Ensure that the Green Belt endures beyond the plan period. - Conserve and enhance the undeveloped coastline.	NPPF; Core Strategy and Development Control Policies DPD, Public Realm Strategy, Village Design Statement, Making Places SPD, and Chelmsford, Maldon and Uttlesford Council's Landscape Character Assessments	The SA Framework should include a specific objective relating to the protection and enhancement of landscape and townscapes.

3. Baseline Analysis

3.1 Introduction

- 3.1.1 An essential part of the SA process is the identification of current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their likely evolution, can the effects of the Local Plan be identified and appraised and its subsequent success or otherwise be monitored. The SEA Directive also requires that the evolution of the baseline conditions of the plan area (that would take place without the plan or programme) is identified, described and taken into account.
- 3.1.2 The SA Scoping Report included an analysis of the social, economic and environmental baseline conditions for the City Area, along with how these are likely to change in the future. This informed the development of the SA Framework. In order to ensure that the baseline information continues to provide an up-to-date evidence base for the SA of the Pre-Submission Local Plan, it has been reviewed as part of the preparation of this SA Report.
- 3.1.3 The baseline analysis is presented for the following topic areas:
- ▶ Biodiversity and Green Infrastructure;
 - ▶ Population and Community;
 - ▶ Health and Wellbeing;
 - ▶ Transport and Accessibility;
 - ▶ Land Use, Geology and Soils;
 - ▶ Water;
 - ▶ Air Quality;
 - ▶ Climate Change;
 - ▶ Material Assets;
 - ▶ Cultural Heritage; and
 - ▶ Landscape and Townscape.
- 3.1.4 Additionally, this section also presents a high level overview of the City Area.
- 3.1.5 To inform the analysis, data has been drawn from a variety of sources, including: the 2011 Census; Nomis; Chelmsford City Council's Authority Monitoring Report 1 April 2016 – 31 March 2017; the emerging Local Plan evidence base; Environment Agency; Historic England; Essex County Council; Index of Multiple Deprivation 2015; Department for Environment, Food and Rural Affairs (Defra) and the Department for Business, Energy and Industrial Strategy (BEIS).
- 3.1.6 The key sustainability issues arising from the review of baseline conditions are summarised at the end of each topic.

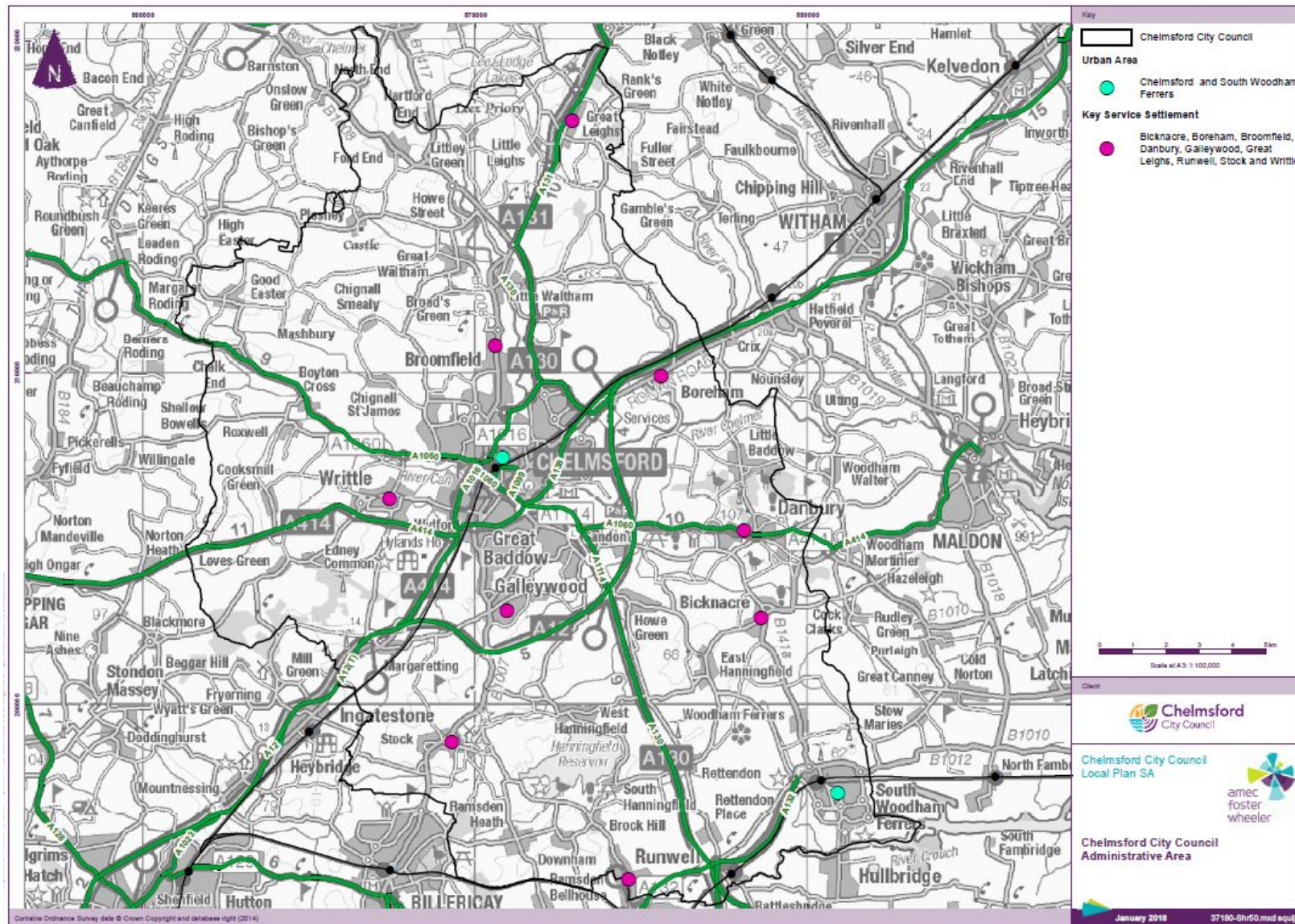
3.2 The City Area: An Overview

- 3.2.1 The Chelmsford City Area is located centrally within Essex in the East of England and is approximately 30 miles to the north east of London (see **Figure 3.1**). It covers an area of approximately 130 square miles and includes the only city in Essex (Chelmsford was awarded city status on 1st June 2012) in addition to the town of South Woodham Ferrers, villages and open countryside. Chelmsford is bordered by seven local authorities: Braintree and Uttlesford to the

north; Maldon to the east; Brentwood, Basildon and Rochford to the south; and Epping Forest to the west.

- 3.2.2 The Chelmsford City Area is connected by a number of rail links, with frequent services operating between Chelmsford, London Liverpool Street, Ipswich and Norwich. There are several primary road routes within the local authority area including the A12 linking with London and the M25. The A12 also offers direct links into East Anglia.
- 3.2.3 Chelmsford has two major centres; the principal settlement of Chelmsford City in the centre of the local authority area and the town of South Woodham Ferrers to the south east. Beyond these centres, the local authority area is characterised by a number of villages surrounded by open countryside. The Core Strategy and Development Control Policies DPD identifies Chelmsford's other 'Key Defined Settlements' as including: Bicknare; Boreham; Broomfield; Danbury; Galleywood; Great Leighs; Runwell; Stock; and Writtle. A summary of the key characteristics of these settlements including high level constraints mapping is contained at **Appendix D**.
- 3.2.4 The Chelmsford City Area has a large number of key strengths, not least its good connectivity to London, a strong economy boasting particular strengths in the financial and business services sectors and ready access to the countryside. However, there are also issues which need to be addressed to ensure the area's long term sustainability including, in particular, a rapidly growing population, pockets of deprivation, high commuting levels and environmental constraints including Green Belt and flood risk. These strengths and issues are discussed further in the sections that follow.

Figure 3.1 Chelmsford City Council Administrative Area

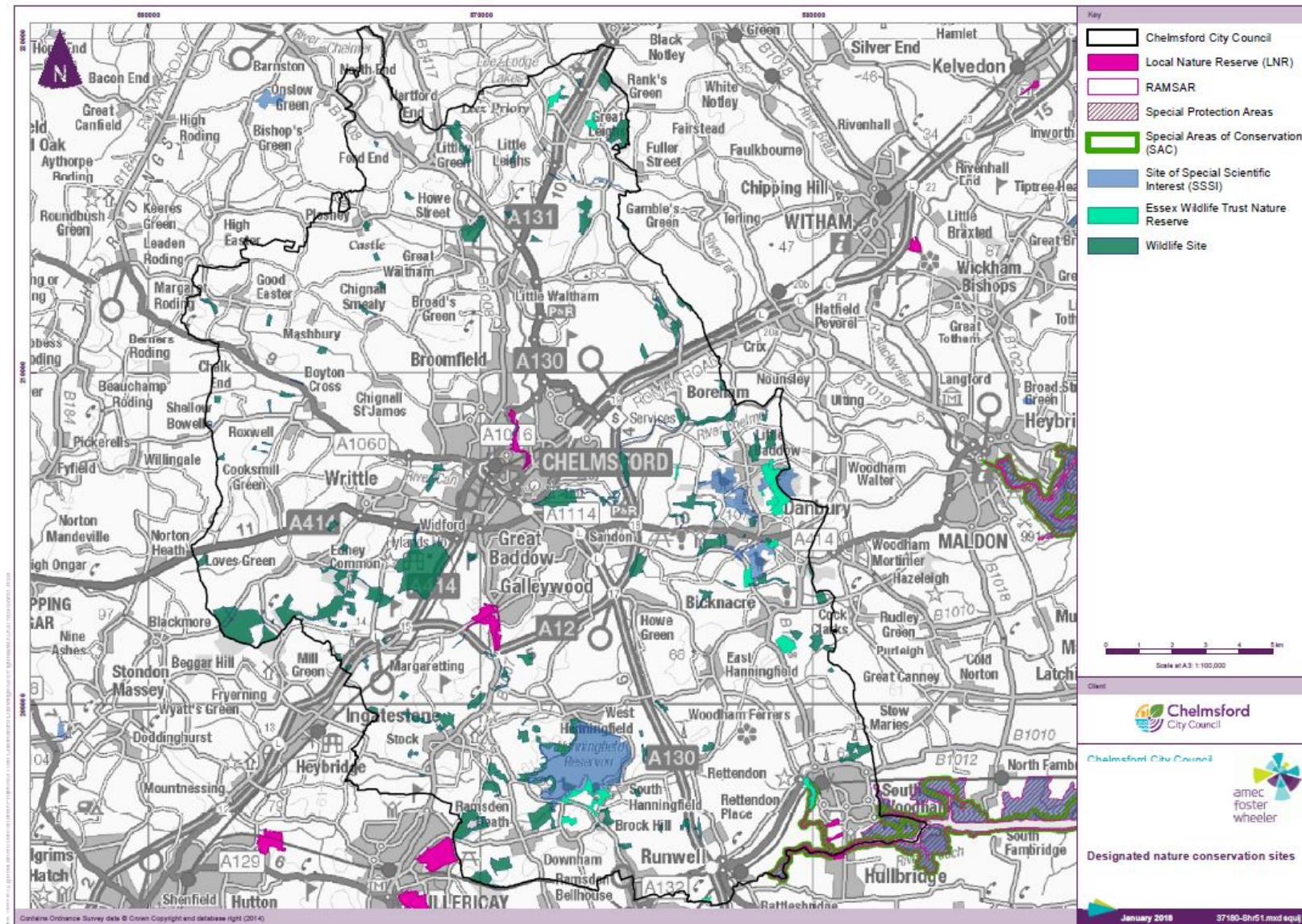


3.3 Biodiversity and Green Infrastructure

Biodiversity

- 3.3.1 Biodiversity is defined as the variety of plants (flora) and animals (fauna) in an area, and their associated habitats. The importance of preserving biodiversity is recognised from an international to a local level. Biodiversity is important in its own right and has value in terms of quality of life and amenity.
- 3.3.2 The Chelmsford City Area has a rich and varied natural environment including a range of sites designated for their habitat and conservation value. **Figure 3.2** shows designated nature conservation sites within and in close proximity to the local authority area.
- 3.3.3 Sites of European importance (Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)) are designated to conserve natural habitats and species of wildlife which are rare, endangered or vulnerable in the European Community (EC). In the UK, these form part of the 'Natura 2000' network of sites protected under the EC Habitats Directive (1992). There are three European sites within the Chelmsford City Area: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km.
- 3.3.4 The conservation objectives for all of the sites have been revised by Natural England in recent years to increase consistency of assessment and reporting. As a result, the high-level conservation objectives for all sites are effectively the same.
- 3.3.5 The objectives for SACs are:
- 3.3.6 *"With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features'...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring [as applicable to each site];*
- ▶ *the extent and distribution of the qualifying natural habitats;*
 - ▶ *the extent and distribution of the habitats of qualifying species;*
 - ▶ *the structure and function (including typical species) of the qualifying natural habitats;*
 - ▶ *the structure and function of the habitats of qualifying species;*
 - ▶ *the supporting processes on which the qualifying natural habitats rely;*
 - ▶ *the supporting processes on which the habitats of qualifying species rely;*
 - ▶ *the populations of qualifying species; and,*
 - ▶ *the distribution of qualifying species within the site."*

Figure 3.2 Designated Nature Conservation Sites



3.3.7 For SPAs the objectives are:

“With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:

- ▶ *the extent and distribution of the habitats of the qualifying features;*
- ▶ *the structure and function of the habitats of the qualifying features;*
- ▶ *the supporting processes on which the habitats of the qualifying features rely;*
- ▶ *the population of each of the qualifying features; and,*
- ▶ *the distribution of the qualifying features within the site.”*

3.3.8 Natural England has prepared a Site Improvement Plan (SIP) for Essex Estuaries¹⁸ and which covers (inter alia) the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA and the Essex Estuaries SAC. The SIP provides a high level overview of the issues (both current and predicted) affecting the condition of features on the sites and outlines the priority measures required to improve the condition of the features.

3.3.9 Within the Chelmsford City Area there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha):

- ▶ River Ter;
- ▶ Newney Green Pit;
- ▶ Blake’s Wood & Lingwood Common;
- ▶ Woodhan Walter Common;
- ▶ Danbury Common;
- ▶ Thrift Wood, Woodham Ferrers;
- ▶ Hanningfield Reservoir; and
- ▶ Crouch and Roach Estuaries.

1.1.1 The conditions of each SSSI, as assessed by Natural England, are summarised in Table 3.1.

Table 3.1 Condition of SSSIs within the Chelmsford City Area

Site	Area (ha)	Condition (% of area)
River Ter	6.41	100% favourable
Newney Green Pit	0.08	100% favourable
Blake’s Wood & Lingwood Common	87.33	100% favourable
Woodham Walter Common	79.65	100% favourable
Danbury Common	70.96	48.26% favourable; 51.74% unfavourable but recovering
Thrift Wood, Woodham Ferrers	19.45	100% favourable
Hanningfield Reservoir	402.91	100% favourable

¹⁸ Natural England (2015) *Site Improvement Plan: Essex Estuaries*. Available online: <http://publications.naturalengland.org.uk/publication/5459956190937088>

Site	Area (ha)	Condition (% of area)
Crouch and Roach Estuaries	1,729.13	23.08% favourable; 76.25% unfavourable but recovering; 0.67% unfavourable no change

Source: Natural England (various) *Designated Sites Condition Summaries*.

- 3.3.10 In addition to the above European and nationally designated nature conservation sites, there are also three Local Nature Reserves (LNRs) (Chelmer Valley Riverside, Galleywood Common and Fenn Washland) and 171 Local Wildlife Sites (LoWS) which are non-statutory sites of importance for nature conservation value but which play a fundamental role in the conservation of the area's biodiversity.
- 3.3.11 There are a number of core areas of biodiversity and ecological importance within the Chelmsford City Area which include:
- ▶ Danbury/Little Baddow - a large concentration of heathland, woodland and grassland sites, many of which are already managed by conservation organisations;
 - ▶ Writtle Forest/Hylands - a concentration of ancient woodlands that form a key part of an ancient landscape;
 - ▶ Hanningfield - Billericay border - a number of ancient woodlands;
 - ▶ The River corridors - the river valleys running through the local authority area contain LoWSs along their length;
 - ▶ South Woodham Ferrers - the Crouch Estuary is part of a large SSSI and SPA linking to sites in Maldon and Rochford Districts;
 - ▶ Green Wedges - Green Wedges in the vicinity of the Chelmsford Urban Area contain a number of LoWSs as well as publicly owned land (see **Figure 3.10**).
- 3.3.12 In 2016, Chelmsford City Council published the Local Wildlife Sites Review 2016¹⁹ undertaken on behalf of the Council by Essex Ecology Services Ltd. The review sought to update the previous review undertaken in 2004 that ratified 150 Local Wildlife Sites (then referred to as 'Wildlife Sites'). The 2016 review identified a net increase of 21 Sites to give a new total of 171 Local Wildlife Sites. This increase in number belies many significant changes within the LoWS network, with numerous additions and amalgamations, and a few deletions.
- 3.3.13 The Chelmsford Biodiversity Action Plan (BAP) 2013-2017²⁰ highlights that the Chelmsford City Area has a diverse biodiversity and contains examples of 14 of the 20 habitats included in the Essex BAP (EBAP)²¹. Action Plans have been developed for the following habitats: hedgerows; traditional orchards; lowland meadows; lowland dry acid grassland and heathland; lakes and ponds; rivers; lowland raised bog; reed beds; lowland mixed deciduous woodland; wet woodland; wood pasture and parkland; and urban.

Green Infrastructure

- 3.3.14 Green infrastructure encompasses all "green" assets in an authority area, including parks, river corridors, street trees, managed and unmanaged sites and designed and planted open spaces.
- 3.3.15 Chelmsford City Council's Open Space Study²² has identified the existing provision of open space within Chelmsford as set out in **Table 3.2**.

¹⁹ Chelmsford City Council (2016) *Local Wildlife Sites Review*. Available online:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

²⁰ Chelmsford Biodiversity Forum (2013) *Chelmsford Biodiversity Action Plan for the City of Chelmsford 2013-2017*. Available online:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

²¹ Essex Biodiversity Project (2012) *The Essex Biodiversity Action Plan 2010 – 2020*. Available online:

<http://www.essexbiodiversity.org.uk/biodiversity-action-plan>

²² Chelmsford City Council (2016) *Chelmsford Open Space Study*. Available online:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

Table 3.2 Existing Open Space Provision

Typology	Existing provision (ha)	Existing provision (ha per 1,000 population)
Allotments	42.65	0.25
Amenity Green Space	76.98	0.46
Park and Recreation Ground (public and private combined)	273.47	1.63
<i>Park and Recreation Ground</i>	<i>165.83</i>	<i>0.99</i>
<i>Outdoor Sport (pitches)</i>	<i>50.22</i>	<i>0.3</i>
<i>Outdoor Sport (fixed)</i>	<i>8.69</i>	<i>0.05</i>
<i>Outdoor sport (private)</i>	<i>48.73</i>	<i>0.29</i>
Play Space (Children)	8.21	0.05
Play Space (Youth)	1.4	0.01
Accessible Natural Green Space	1,829.83	10.87
Education	176.69	1.05
Churchyards and Cemeteries	36.39	0.22

- 3.3.16 The Council has been awarded 14 Green Flag awards for nineteen of its parks with the Cemetery and Crematorium gaining a Green Flag Award in its own right (see **Table 3.3**). Three parks, Admirals Park, Tower Gardens and West Park, combine to form one award and Brookend Gardens and Chancellor Park combine to form another. Chelmer Park and Jubilee Park also combine to form one award as do Boleyn Gardens the Grand Vista and Beaulieu Park Recreation Ground, Melbourne Park and Andrews Park. Springfield Hall Park has a Green Flag award in its own right.
- 3.3.17 Chelmsford City Council also has Green Heritage Awards for Oaklands Park, Hylands Estate and Admirals Park, Tower Gardens and West Park. The latter three parks are combined.

Table 3.3 Chelmsford City Area Parks with Green Flag Awards

Parks with Green Flag Awards	Size (ha)
Oaklands Park, Moulsham Street, Chelmsford	4.8
Boleyn Gardens the Grand Vista and Beaulieu Park, Chelmsford	9.12
Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford	29.4
Chelmer Park and Jubilee Park	16.99
Hylands Estate	232
Coronation Park	5.72
Compass Gardens and Saltcoats Park	10.08
Melbourne Park and Andrews Park	25.77
Brook End Gardens and Chancellor Park	8.11
Central Park	14.87

Parks with Green Flag Awards	Size (ha)
Lionmede Recreation Ground	2.0
Chelmsford Cemetery & Crematorium	7.8
Springfield Hall Park	14.40
Chelmer Valley Local Nature Reserve	16.00
Total	397.06

Source: Chelmsford City Council Parks and Green Space Services, 2017

- 3.3.18 The existing Development Plan has defined Green Wedges in the valleys and flood plain of the Rivers Chelmer, Wid and Can. These are the basis of Chelmsford's green infrastructure network and are, therefore, an important resource and amenity for the residents of the urban area of Chelmsford. Key objectives are to maximise public enjoyment of the river valleys, protect and enhance ecological health and diversity, preserve local landscape and wildlife links between the countryside and Chelmsford's urban area and identify the Sandford Mill Special Policy Area.

Likely Evolution of the Baseline Without the Local Plan

- 3.3.19 Information in respect of the condition of SSSIs and the extent of the habitat network indicates that biodiversity in the Chelmsford City Area is being well managed and protected. Notwithstanding, common threats to biodiversity have been identified in the Chelmsford BAP which include:
- ▶ Many sites are now small and isolated. This makes it difficult for specialist plants and animals to move between sites and hence more vulnerable to damage. They are also more difficult to manage.
 - ▶ The biodiversity value for many habitats has developed as a result of human management over centuries. If this management stops, natural succession will take place and the wildlife value will decline as those features that are important for specialist species are lost.
 - ▶ In grassland and heathland sites, neglect leads to scrub and eventually woodland colonising, in woods this can result in the loss of age structure when coppicing stops. Ponds and lakes might become full of vegetation and eventually silt up.
 - ▶ The changes in agricultural practices over the past century have led to significant changes in the landscape. Larger machinery requires larger fields which have resulted in the loss of hedges and ditches. Better drainage results in fewer wetlands and ponds. Traditional orchards are no longer considered to be economically viable and many of the traditional fruit varieties are hard to store or are difficult to transport. The most significant impacts however arose from the introduction of chemical fertilisers and pesticides; this has resulted in substantial declines in plant diversity and associated fauna.
 - ▶ Nutrient enrichment usually arises due to run-off from agricultural land or sewerage discharges. This is particularly an issue for rivers and other water bodies but can also affect grassland within the floodplain and heathlands.
 - ▶ New development can result in the direct loss of habitats (e.g. building on a site) or indirect damage (e.g. increased recreational pressure or more intensive management of grassland and ponds).
 - ▶ Introduced species of plants and animals can cause significant problems to native species.
 - ▶ Climate change, particularly with more extreme weather events, will place more stresses on a range of habitats.
- 3.3.20 There are a number of ongoing initiatives and projects that together will help to conserve and enhance biodiversity and which would be expected to continue without the Local Plan. These include the delivery of the Chelmsford BAP. With specific regard to green infrastructure, the

Council's Parks and Green Spaces Strategy²³ sets out a collective vision for improved green spaces and which includes an objective to support the Chelmsford BAP.

- 3.3.21 It is reasonable to assume that without the Local Plan, existing trends would continue. National planning policy contained in the NPPF and existing Development Plan policy (such as Policy CP9 of the Core Strategy and Development Control Policies DPD) would help to ensure that new development protects and enhances biodiversity. However, a lack of up-to-date policy support (particularly beyond the current Development Plan period) may result in the inappropriate location and design of development which could have a negative effect on overall biodiversity across the Chelmsford City Area. Further, opportunities may be lost to plan at the strategic level for green infrastructure provision and which could provide biodiversity enhancements through, for example, habitat creation schemes.

Summary of Key Sustainability Issues

- ▶ The need to conserve and enhance biodiversity including sites designated for their nature conservation value.
- ▶ The need to maintain, restore and expand BAP habitats.
- ▶ The need to safeguard existing green infrastructure assets.
- ▶ The need to enhance the green infrastructure network, addressing deficiencies and gaps, improving accessibility for all users and encouraging multiple uses where appropriate.

3.4 Population and Community

Demographics

- 3.4.1 As at 2016²⁴, the Chelmsford City Area had a population of 174,100, an increase of 8.7% since the 2001 Census when the population stood at 157,072. Approximately half of Chelmsford's population resides in the Chelmsford Urban Area and South Woodham Ferrers. Of the total resident population, 49.4% are male and 50.6% female.
- 3.4.2 Using the ONS category descriptions, the largest ethnic group in the Chelmsford City Area is White British which accounts for 90.3% of the population. This compares with 90.8% in Essex and 79.8% in England. A total of 3% of the population is classified as 'Other White' whilst all other ethnic groups were represented by less than 1% of the total population.

Deprivation

- 3.4.3 The English Index of Multiple Deprivation (IMD) measures relative levels of deprivation in small areas of England called Lower Layer Super Output Areas (LSOA). Deprivation refers to an unmet need, which is caused by a lack of resources including for areas such as income, employment, health, education, skills, training, crime, access to housing and services, and living environment.
- 3.4.4 The 2015 IMD ranked the Chelmsford City Area 261st out of 326 local authorities (where a rank of 1 is the most deprived in the country and a rank of 326 is the least deprived) placing Chelmsford in the top 20% least deprived local authority areas nationally²⁵. Chelmsford performs particularly well in respect of crime, employment and health and disability with the local authority area being within the 20% least deprived nationally for these domains.

²³ Chelmsford City Council (2013) *Parks and Green Spaces Strategy 2004-2014*. Available online: http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

²⁴ Available from NOMIS (2017) *Labour Market Profile – Chelmsford*. Available online: <https://www.nomisweb.co.uk/reports/lmp/la/1946157214/report.aspx?town=chelmsford#tabrespop>

²⁵ DCLG (2015) *English indices of deprivation*. Available online: <https://www.gov.uk/government/collections/english-indices-of-deprivation>

- 3.4.5 However, there are pockets of deprivation across the Chelmsford City Area with some LSOAs, such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country.

Housing

- 3.4.6 As at the 2011 Census, the Chelmsford City Area had a total of 71,166 dwellings, an increase of 5,253 dwellings (8.0%) since 2001. According to the Authority Monitoring Report²⁶, the Council averaged 696 dwelling completions per annum between 2001 and 2016. During the year 2015/2016, housing completion rates decreased slightly compared with the previous year but were still above the housing requirement figure of 775. As of April 2016, the Council approved a number of planning applications on key strategic sites that will provide over 4,500 new homes.
- 3.4.7 In terms of dwelling type, 63.29% of Chelmsford households were detached or semi-detached houses at the 2011 Census with the average number of bedrooms per property being 2.9. With regard to tenure, owner occupiers accounted for around 74% of Chelmsford's stock, 13% were in accommodation managed by a Registered Social Landlord and 12% were privately rented and 1% were provided rent free. The 2011 Census showed that owner occupation fell by 5% from 2001 and social stock by 2.4% whilst the private rented sector increased by 5.2%. This is similar to trends nationally.
- 3.4.8 In July 2017, the average house price in the East of England was £289,948, an increase of 7.1% on July 2016. This is below the average house price for Chelmsford of £333,827, an 8.3% rise on July 2016²⁷.

Economy

- 3.4.9 The Council's Employment Land Review (ELR) (2015)²⁸ provides a comprehensive overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. It has the largest economy in the Heart of Essex and contributed £3.4 billion to the UK economy in 2011 (around 60% of the total Heart of Essex contribution). Between 1998 and 2004, the economy grew year on year by 5.4%, this was well above the growth rate in both Brentwood and Maldon (around 4% year on year). Growth slowed to a more modest 0.2% year on year during the latter part of the decade.
- 3.4.10 Economic productivity in Chelmsford is in line with the UK average. Relative to other local authorities, the economy of Chelmsford is larger than the national median and the employment base is also larger. However, Gross Value Added (GVA) per head is average.
- 3.4.11 The Chelmsford City Area has the largest business base within the Heart of Essex and has over 8,500 businesses supporting 83,000 jobs. Nearly 90% of jobs are in the service sector, making a contribution of £3 billion into the UK economy²⁹.
- 3.4.12 Statistics taken from the NOMIS Labour Market Profile for the Chelmsford City Area are outlined within **Table 3.4**. They reveal that Chelmsford has a 6.6% higher rate of economically active residents compared to the national average and a 4.3% higher rate than the East of England average. Unemployment rates, meanwhile, are below the regional and national averages (by 0.8% and 1.7% respectively).

²⁶ Chelmsford City Council (2017) Authority Monitoring Report. Available online:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

²⁷ Land Registry (2017) Price change by region for England. Available online:

<https://www.gov.uk/government/news/uk-house-price-index-hpi-for-july-2017>

²⁸ Chelmsford City Council (2015) *Employment Land Review*. Available online:

<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/documents/files/EMPLOYMENT%20LAND%20REVIEW%20PUBLISHED%20JAN%202015%20WEB.pdf>

²⁹ Chelmsford City Council (2017) *Chelmsford Economic Strategy*. Available online:

<https://www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=76517>

Table 3.4 Economic Activity

	Chelmsford (numbers)	Chelmsford (%)	East of England (%)	Great Britain (%)
Economically Active	96,000	84.6	80.3	78
In employment (of working age population, 2011)	94,000	82.7	77.2	74.2
Unemployed (of working age population, 2011)	2,900	3.0	3.8	4.7

Source: NOMIS (2017) *Labour market profile Employment and unemployment (April 2016 – March 2017)*

- 3.4.13 The composition of resident occupations in the Chelmsford City Area is set out in **Table 3.5**. It illustrates a higher proportion of managerial and professional employment occupations within Chelmsford when compared to regional and national averages (by approximately 5%). Conversely, employment in process plant, machine operative and elementary occupations is lower than regional and national averages.

Table 3.5 Employment Breakdown by Occupation

	Chelmsford (Numbers)	Chelmsford (%)	East (%)	Great Britain (%)
Occupational Group				
Managers and senior officials / professional occupations / associate professional and technical	47,800	51.1	46.1	45.5
Administrative and secretarial / skilled trades	22,200	23.8	21.6	20.7
Caring, leisure and other service occupations / sales and customer service	13,600	14.5	16.3	16.7
Process plant and machine operatives / elementary occupations	9,900	10.6	16	17.1

Source: NOMIS (2017) *Labour market profile Employment and unemployment (April 2016 – March 2017)*

- 3.4.14 Average gross weekly earnings in April 2016 were £500-549 as compared to an average of £529 for the whole East of England region.
- 3.4.15 An analysis of planning application data over the past ten years contained in the ELR (2015) shows that over 160,000 m² of business floorspace has been granted planning permission in allocated employment areas, some of which is new space and some of which will be additions to existing stock. The City Centre has an office floorspace stock of approximately 285,000 m², the largest stock anywhere in Essex.
- 3.4.16 The ELR also highlights that there is a significant amount of business activity taking place within the parishes and rural areas of the Chelmsford City Area. Excluding Great Baddow, Springfield, Broomfield, Writtle and South Woodham Ferrers there are 1,300 businesses occupying an estimated 255,000 m² of floorspace (222,000 m² of which is outside of the allocated employment sites in those areas).

Skills and Education

- 3.4.17 The resident population of the Chelmsford City Area is relatively well educated and highly skilled. Over a third of the working age population (36.3%) are qualified to degree level (NVQ 4) or above, higher than the averages for Essex and the East of England region but slightly lower than the national average of 38.2% (see **Table 3.6**). However, the percentage of people leaving education

without any qualifications (8.4%) is comparable to, but nonetheless above, the regional and national figures (7.6% and 8% respectively).

Table 3.6 Level of Qualification Obtained

Level	Chelmsford (numbers)	Chelmsford (%)	East of England (%)	Great Britain (%)
NVQ 4 and above	39,300	36.3	34.9	38.2
NVQ 3 and above	63,200	58.4	53.5	56.0
NVQ 2 and above	85,100	78.6	72.4	74.3
NVQ 1 and above	94,900	87.7	85.9	85.3
Other qualifications	#	#	6.5	6.6
No qualifications	9,100	8.4	7.6	8.0

Source: Nomis (2015) *Labour market profile Employment and unemployment (April 2016 – March 2017)*

Sample size too small for a reliable estimate

3.4.18 Chelmsford is home to Anglia Ruskin University, one of the fastest growing universities in the UK. Chelmsford also hosts Writtle University College, which is a land-based science college of national acclaim and delivers degrees on behalf of the University of Essex. Both institutions provide a range of research and consultancy services to businesses, working in partnership to add value to their business and are therefore important drivers of the local economy. In addition, Chelmsford College is developing its specialism in engineering, science and technology.

Community Facilities and Services

3.4.19 Larger services such as schools and health facilities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. There is a high concentration of services and facilities within Chelmsford City Centre with a more limited range available at the key neighbourhood centres of North Melbourne, Chelmer Village, Gloucester Avenue and Great Baddow. In the rural areas beyond the Green Belt, the settlements of Bicknacre, Broomfield, Boreham, Danbury and Great Leighs have access to a good range of facilities and are located on important public transport corridors. These services may include primary schools, shops, surgeries and green spaces. Other rural settlements have a more limited range of facilities and public transport services.

3.4.20 Chelmsford has a strong retail sector that supports over 10,000 jobs. With some 125,000 m² of retail floorspace in the City Centre, Chelmsford performs well against other towns and is attractive to new investors given its socio-economic and demographic composition. Retail vacancies are relatively low and the City is well placed to accommodate future growth through the development of the Bond Street (John Lewis) development. This will continue to be a strong sector in Chelmsford and important to the local economy³⁰.

Likely Evolution of the Baseline Without the Local Plan

3.4.21 The latest projections³¹ estimate that the population of the Chelmsford City Area will increase by 15.1% between 2014 and 2036. The number of households is forecast to rise to 86,000 by 2036 (an increase of 14,000 households or 19.4% compared to 2014)³².

³⁰ Chelmsford City Council (2015) *Employment land review*. Available online:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

³¹ ONS (2016) *Subnational Population Projections for England: 2014-based projections*. Available online:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections>

³² ONS (2014) *Household projections by district*. Available online:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

- 3.4.22 The Council's Objectively Assessed Housing Need Study, updated in November 2016³³, recommends a target of 805 dwellings per annum over the period 2013 to 2037. This is an increase of 30 dwellings per annum from that identifies in the Strategic Housing Market Assessment (SHMA)³⁴.
- 3.4.23 The East of England Forecast Modelling baseline forecast³⁵ shows employment growth (in terms of the total employment) in Chelmsford increasing from 92,100 jobs in 2014 to 107,700 jobs in 2036, a total growth of 15,600 jobs, or approximately 709 jobs per annum. This increase is shown across a variety of sectors, with the largest increases seen in the health, retail and construction sectors.
- 3.4.24 The East of England Forecasting Model also indicates that GVA per capita (i.e. per head of the resident population) will increase from £20,300 to £27,400 between 2012 – 2036, one of the fastest economic growth rates in Essex.
- 3.4.25 The Retail Capacity Study (2015)³⁶ confirms that current allocations for comparison shopping in the City will meet future demand. However, the Study concludes that a priority for the Council should be to strengthen the convenience shopping role of Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs.
- 3.4.26 With regard to community facilities and services, Essex County Council has forecast a 3.2% increase in primary school pupil numbers and an 8.1% increase in total secondary school pupils by 2021 when factoring in anticipated housing growth. In turn, Essex County Council forecasts that there will be a minor surplus in primary school places (162 places or 1.1%) across the area; however, this includes deficits in certain catchments areas, most notably Springfield. There is also anticipated to be a small surplus of secondary school places (155 places or 1.2%). However, this is a net effect, with the South Woodham Ferrers area having a surplus of 754 places and the Chelmsford area having a deficit of 599 places³⁷.
- 3.4.27 The absence of the Local Plan would not halt the delivery of housing, employment and community facilities and services in the Chelmsford City Area. However, without up-to-date policy relating to (in particular) the quantum, type and location of new development and a sufficient supply of site allocations to meet future requirements, the extent to which new development and its location meets the needs of Chelmsford's communities and businesses would be more uncertain as (to a large extent) the key decisions over where development is located would be left solely to the market. This could (inter alia) undermine the potential for new development to help address shortfalls in affordable housing, deliver community facilities and services and support economic growth.

Key Sustainability Issues

- ▶ Overall, the need to create sustainable places where people want to live, work and relax.
- ▶ The need to enable housing growth, meeting objectively assessed housing needs and planning for a mix of accommodation to suit all household types.
- ▶ The need to make best use and improve the quality of the existing housing stock.
- ▶ The need to support the delivery of independent living housing.

³³ Peter Brett Associates (2016) *Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Objectively Assessed Housing Need Study*. Available online:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

³⁴ DCA (2015) *Chelmsford City Council Strategic Housing Market Assessment Update 2015*. Available online:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

³⁵ Cambridge Insight (2016) *East of England forecasting Model*. Available online:

<http://www.cambridgeshireinsight.org.uk/EEFM>.

³⁶ GVA (2015) *Chelmsford Retail Capacity Study 2015*. Available online:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

³⁷ Essex County Council (2016) *Commissioning School Places in Essex 2016-2021*. Available online:

<https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf>

- ▶ The need to deliver a range of employment sites to support economic growth.
- ▶ The need to ensure a flexible supply of land for employment development.
- ▶ The need to address the surplus of unsuitable office space in the City Centre.
- ▶ The need to support economic development in the rural areas of Chelmsford.
- ▶ The need to support the growth of new sectors linked to the growth of Anglia Ruskin University, such as medical technologies.
- ▶ The need to raise incomes and especially for those whose incomes are in the lowest quartile.
- ▶ The need to reduce out-commuting to London for work by encouraging businesses to invest and set up within Chelmsford.
- ▶ The need to tackle pockets of deprivation that exist in the area.
- ▶ The need to maintain and raise educational attainment and skills in the local labour force.
- ▶ The need to maintain and enhance the vitality of the City Centre and South Woodham Ferrers as well as the area's larger villages.
- ▶ The need to strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs.
- ▶ The need to address forecast deficits in, in particular, school places and early years and childcare provision.
- ▶ The need to support the City Area's educational establishments including Anglia Ruskin University.
- ▶ The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development.
- ▶ The need to safeguard the identity of existing communities.
- ▶ The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.

3.5 Health and Wellbeing

Health

- 3.5.1 The 2017 Health Profile for Chelmsford produced by Public Health England³⁸ highlights that the health of Chelmsford's population is generally good with life expectancy for both men and women higher than the England average. Life expectancy is 6.7 years lower for men and 2.9 years lower for women in the most deprived areas of Chelmsford than in the least deprived areas.
- 3.5.2 In Year 6, 16.1% of children were classified as obese, which was lower than the average for England. The rate of alcohol specific hospital stays among those under 18 was 19 per 100,000 population, lower than the average for England. Levels of teenage pregnancy, GCSE attainment, breastfeeding and smoking at time of delivery are also lower than the England average.
- 3.5.3 The rate of alcohol-related harm hospital stays is 560 per 100,000 population, lower than the average for England. This represents 942 stays per year. The rate of self-harm hospital stays is 183 per 100,000 population. This represents 312 stays per year. Estimated levels of adult physical activity are higher than the England average. The rate of people killed and seriously injured on

³⁸ Public Health England (2017) *Chelmsford District Health Profile 2017*. Available online: <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000070.pdf>

roads are higher than average. Rates of sexually transmitted infections and TB are better than average. Rates of statutory homelessness, violent crime, long term unemployment, early deaths from cardiovascular diseases and early deaths from cancer are lower than average for England.

- 3.5.4 Local priorities in Chelmsford include reducing obesity, reducing alcohol-related harm, and helping people to age well.
- 3.5.5 Healthcare provision in the Chelmsford City Area includes Broomfield Hospital and a range of private and NHS health care providers. There are also three private hospitals in Chelmsford and modern new healthcare facilities are proposed as part of the major new development to the north-east of the City Centre. GP-patient ratio data for the NHS Mid Essex Clinical Commissioning Group highlights that, as at 2014, ratios were 1,654.3 patients per Full Time Equivalent (FTE) GP. This is above the UK average of 1,580 patients per FTE³⁹.

Open Space

- 3.5.6 The provision of open space, sports and recreational facilities can play a significant role in the promotion of healthy lifestyles. As highlighted in Chelmsford City Council's Open Space Study⁴⁰, there are 1,829.83 ha of accessible natural green space within the Chelmsford City Area.

Crime

- 3.5.7 Crime statistics published by the ONS⁴¹ highlight that crime rates in Essex were higher than the East of England average but lower than rates for England as a whole for the year to June 2014. Crime rates increased slightly compared to the year to June 2013.

Likely Evolution of the Baseline Without the Local Plan

- 3.5.8 Chelmsford City Council's vision for public health is⁴²:
- 3.5.9 *"Where all individuals and families are able to pursue healthy, ambitious and prosperous lives. Where active and responsible citizens work together with healthcare providers and local institutions to help tackle detrimental health-related behaviour, reduce health inequalities, and tackle pockets of deprivation to improve the health and wellbeing of the whole community."*
- 3.5.10 This vision is supported by the overarching principles of:
- ▶ Proportional Universalism: ensuring key services are provided for all residents, but extra resources and interventions are targeted on those most in need
 - ▶ Prevention & Early Intervention: identifying and tackling the wider causes of ill health, poor lifestyle choices and health conditions
 - ▶ Personal Responsibility: individuals taking more responsibility for changing their own health-related behaviours
 - ▶ Protection & Support: continuing to provide frontline health protection alongside support services to help people lead healthier lives
- 3.5.11 Chelmsford Council's contribution to delivering better health outcomes as set out above is delivered within the context of a much wider local coalition of partners under the new public health arrangements. The Joint Health & Wellbeing Strategy for Essex (2012)⁴³ sets out a vision for Essex

³⁹ GP Online (2014) Huge variation in GP-patient ratio across England revealed. Available online: <http://www.gponline.com/exclusive-huge-variation-gp-patient-ratio-across-england-revealed/article/1327390>

⁴⁰ Chelmsford City Council (2016) Chelmsford Open Space Study 2016 – 2036. Available online: http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850 .

⁴¹ ONS (2014) *Crime Statistics, Year Ending June 2014*. Available online: <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-353718>

⁴² Chelmsford City Council (2012) *Public health strategy*. Available online: http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

⁴³ Essex Health and Wellbeing Board (2012) *Joint Health & Wellbeing Strategy for Essex*. Available online: http://www.weeb.org.uk/sites/default/files/Essex_Health_Wellbeing_Strategy_new_format_v8%5B1%5D.pdf

that: “by 2018 residents and local communities in Essex will have greater choice, control, and responsibility for health and wellbeing services. Life expectancy overall will have increased and the inequalities within and between our communities will have reduced. Every child and adult will be given more opportunities to enjoy better health and wellbeing.” A number of Chelmsford Community Plan (2008) key priorities also relate to improving health, including:

- ▶ Support work towards reducing levels of obesity, smoking and binge drinking in the working age population by promoting physical activity and sport as a vital component in good health.
- ▶ Support the work to halt the increase in childhood obesity between reception year and year 6 of primary school.
- ▶ Increase the involvement of older residents in a wide range of activities to improve their health and well-being.
- ▶ Reduce the barriers to participation in physical activity.

- 3.5.12 The Joint Health & Wellbeing Strategy for Essex identifies a number of challenges for health including an ageing population (which may result in deficits in the provision of facilities such as supported housing units), rising obesity (placing pressure on health and social care services) and an existing shortfall in specialist housing units for adults with learning disabilities. Additionally, the projected increase in the local population may place significant pressure on existing health care facilities and services and which may require the expansion of (for example) existing, and creation of new, surgeries. In the long term, Census data indicates that the health of residents would be expected to improve.
- 3.5.13 Whilst the NPPF and existing Development Plan policies will be expected to help protect health and promote healthy lifestyles, the Local Plan will provide an opportunity to facilitate further the promotion of healthy lifestyles including through safeguarding existing open space and recreational facilities and addressing deficiencies. The Local Plan could also help to ensure the future provision of health facilities and services to meet local needs.
- 3.5.14 The latest data from Essex Police shows that in July 2017⁴⁴, antisocial behaviour had reduced, but all crime had increased. Overall, the picture was mixed with, for example, 6 types of victim based crime showing a year-on-year reduction and 16 showing an increase. Given this level of variation, the future evolution of the baseline is considered uncertain.
- 3.5.15 The Police and Crime Plan for Essex⁴⁵ has the following seven priorities:
- ▶ Priority 1 - More Local, Visible and Accessible policing;
 - ▶ Priority 2 - Crack down on Anti-Social Behaviour;
 - ▶ Priority 3 - Breaking the Cycle of Domestic Abuse;
 - ▶ Priority 4 - Reverse the Trend in Serious Violence;
 - ▶ Priority 5 - Tackle Gangs and Organised Crime;
 - ▶ Priority 6 - Protecting Children and Vulnerable People from Harm; and
 - ▶ Priority 7 - Improve Safety on Our Roads.
- 3.5.16 Policies contained in the existing Core Strategy and Development Control Policies DPD also support crime reduction through, for example, the promotion of high quality design that seeks to create safe and secure communities (see Policy DC42). This would be expected to continue in the absence of the Local Plan at least for the duration of the existing Development Plan period.

⁴⁴ Police and Crime Commissioner for Essex (2017) *Essex Police Performance*. Available online: <http://www.essex.pcc.police.uk/scrutiny/essex-police-performance/>

⁴⁵ Police and Crime Commissioner for Essex (2016) *Police and crime plan 2016 – 2020*. Available online: <http://www.essex.pcc.police.uk/wp-content/uploads/2015/11/PCC-Crime-Plan-2016-Download.pdf>

Key Sustainability Issues

- ▶ The need to protect the health and wellbeing of Chelmsford's population.
- ▶ The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity.
- ▶ The need to plan for an ageing population.
- ▶ The need to address health inequalities.
- ▶ The need to protect and enhance open space provision across the Chelmsford City Area.
- ▶ The need to support high quality design that creates safe and secure communities.
- ▶ The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.

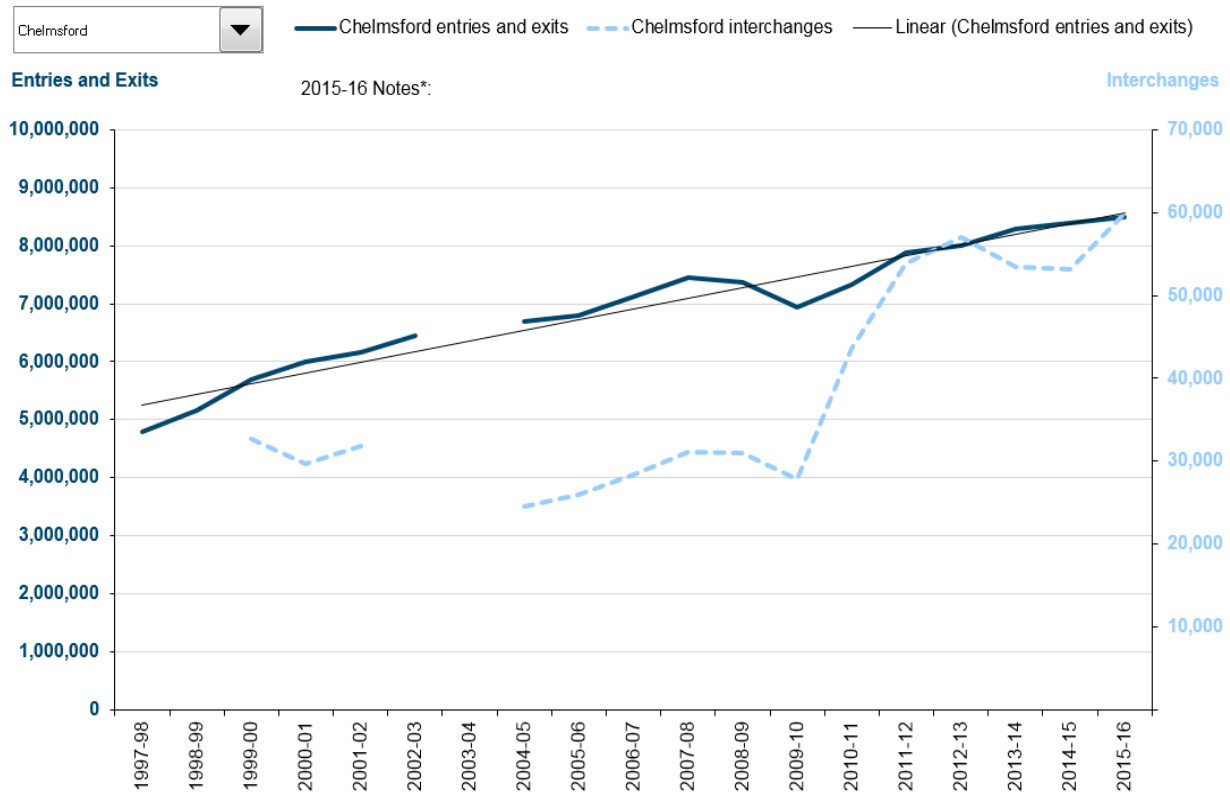
3.6 Transport and Accessibility

Transport Infrastructure

- 3.6.1 There are several primary road routes within the Chelmsford City Area. The A12 is a trunk road and runs from London and the M25, centrally in a north-easterly direction onwards to Suffolk and Norfolk. Two other significant primary routes are the A130, which runs north-south across Essex, and the A414, which begins in Harlow and terminates in Maldon.
- 3.6.2 Chelmsford has two Park and Ride facilities (Chelmer Valley and Sandon) with frequent connections to the City Centre for commuters and shoppers.
- 3.6.3 Chelmsford rail station is one of the busiest in the East of England, accommodating up to 8.5 million passenger trips per year in 2015-16⁴⁶. Regular services connect Chelmsford with London Liverpool Street (with up to ten trains per hour), Ipswich and Norwich. A recently completed programme of upgrade works has enhanced the accessibility and usability of Chelmsford Station. Through the North Chelmsford Area Action Plan (AAP), a new North East Chelmsford railway station (Beaulieu Station) is currently under consideration. This will be a key element of the City's planning strategy for the area. The station and Boreham Interchange together will comprise an important transport hub, which in turn, will help stimulate investment and development in the area north east of the station.
- 3.6.4 Passenger demand at Chelmsford station has been increasing since 1997/98 as shown in **Figure 3.3**.

⁴⁶ Office of Road and Rail (2016) *Estimates of Station Usage*. Available online: <http://orr.gov.uk/statistics/published-stats/station-usage-estimates>

Figure 3.3 Chelmsford Station Usage Estimates



- 3.6.5 Chelmsford is around 25 to 30 minutes' drive from London Stansted Airport (via the A130/A120), and London Heathrow, London Gatwick, London City, Luton and Southend airports are all within a 1-1.5hrs drive time.

Movement

- 3.6.6 According to the 2011 Census, the average distance travelled to work by Chelmsford residents was 18.9 km in 2011 which represents an increase of approximately 4 km compared to 2001. **Table 3.7** compares the distance travelled to work by residents in 2001 and 2011 and highlights that the proportion of people travelling less than 10km has decreased marginally whilst the proportion travelling over 10km has increased. The 2011 Census also illustrates that the primary means of travelling to work is by car or van (40.63%) with 9.18% of residents travelling by train.

Table 3.7 Distance Travelled to Work

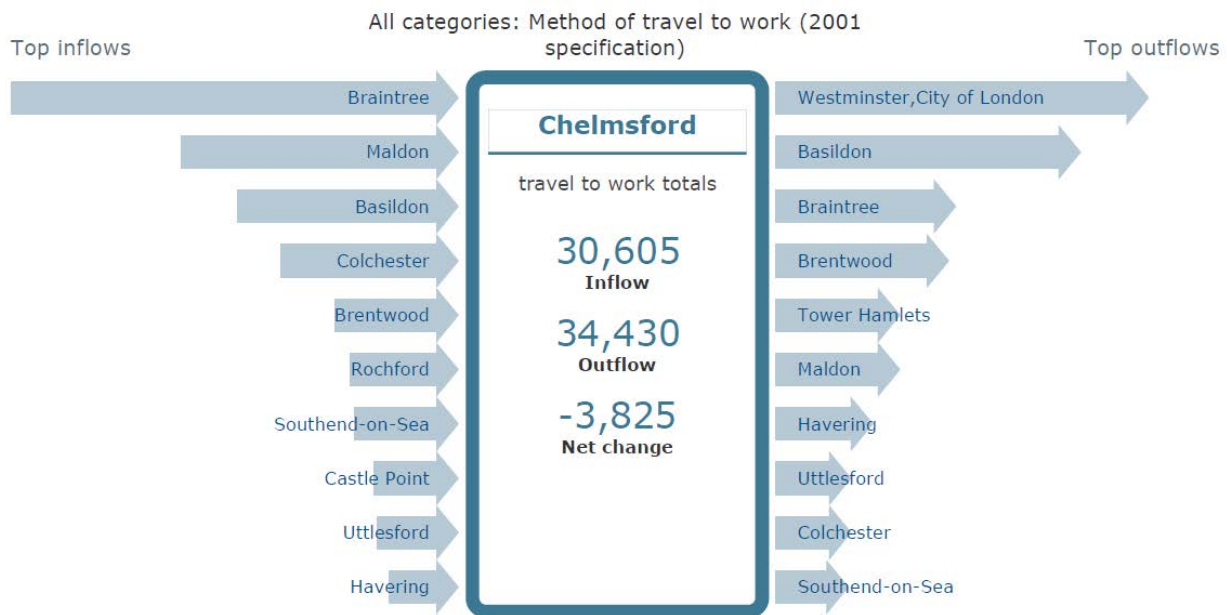
Distance Travelled to Work	Number of People (2001)	% of People in Employment (2001)	Number of People (2011)	% of People in Employment (2011)
Less than 2 km	14,069	17.03	14,061	16.26
2 km to less than 5 km	14,051	17	14,068	16.27
5 km to less than 10 km	7,630	9.23	7,708	8.91
10 km to less than 20 km	16,242	19.66	12,168	14.08
20 km to less than 30 km	7,138	8.64	5,357	6.2
30 km to less than 40 km	3,715	4.5	3,584	4.8

Distance Travelled to Work	Number of People (2001)	% of People in Employment (2001)	Number of People (2011)	% of People in Employment (2011)
40 km to less than 60 km	2,143	2.59	11,698	13.53
60 km and over	1,556	1.88	1,569	1.81
Working from home	8,857	10.72	8,857	10.25
Other	7,220	8.73	7,381	8.54

Source: ONS (2001) *Census 2001*; ONS (2011) *Census 2011*.

- 3.6.7 Commuting flows indicate that there is a significant outflow of commuters from the Chelmsford City Area alongside a significant inflow. In 2011, a total of 30,605 workers commuted into Chelmsford from other local authorities whilst 34,430 residents commuted out of Chelmsford. This represents a net outflow of 3,825 workers.
- 3.6.8 **Figure 3.4** shows the workplace destinations of the Chelmsford City Area's workforce for 2011. It demonstrates that the majority of residents commuted to Westminster, City of London (5,702 people) followed by the neighbouring authorities of Basildon, Braintree and Brentwood. Braintree, meanwhile, was the origin of the most in-commuters to the local authority area (6,854 people).

Figure 3.4 Workplace Destinations



Source: NOMIS (2014) *Location of usual residence and place of work by method of travel to work*. Available online: <http://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462182>

- 3.6.9 Roads are considered to be operational when running at up to 90% capacity; the remaining 10% provides flexibility, resilience and reliability. Chelmsford's road network is operating at 96% capacity during peak times, so sheer volume of traffic can lead to delays. There is not the available space in the City Centre to increase capacity on the existing roads, or build new roads. This would also not solve the issue as it would further encourage extra car journeys and quickly use up the new space⁴⁷.

⁴⁷ Essex County Council (2016) *Chelmsford's future transport network*. Available online: <http://www.essexhighways.org/highway-schemes-and-developments/major-schemes/chelmsford-future-transport-network.aspx>

Likely Evolution of the Baseline Without the Local Plan

- 3.6.10 An increase in population and households within the Chelmsford City Area will in-turn generate additional transport movements. Based on existing trends, the majority of these movements are likely to be by car with a continuation of (net) out-commuting but also substantial in-commuting. This could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunks roads including the A12, A130 and A414 east and west of Chelmsford. In this regard, a number of junctions on the strategic highway network have capacity constraints and pinch points. Demand for rail transport is also expected to increase.
- 3.6.11 Essex County Council's vision for Chelmsford's future transport network is follows⁴⁸:
- "For Chelmsford's transport system to become 'best in class' rivalling similar cities across the UK offering enhanced connectivity, and access to opportunities for residents, visitors and businesses to support the sustainable economic growth of the city."*
- 3.6.12 To ensure the delivery of this vision, some £15 million worth of funding has been secured to deliver a variety of schemes following a zonal approach. The central zone will focus on improving the quality of the public realm, managing traffic efficiently and providing alternative sustainable transport options. The mid zone focuses on journeys within the City limits, 56% of which are currently made by private car. Sustainable alternatives to the private car will be identified and walking and cycling will be promoted. In the outer zone, which targets journeys from outside Chelmsford, schemes will focus on encouraging rail use, removing traffic from the outskirts of the City and using signage to direct drivers to the most appropriate routes.
- 3.6.13 The existing Development Plan also includes a number of policies and proposals to enhance transport in the local authority area. Specific proposals include the Chelmsford North East By-pass and the new North East Chelmsford rail station (referenced above), in addition to capacity improvements at the existing station, transport links between new neighbourhoods and Chelmsford City Centre, additional Park and Ride sites, bus priority and bus-based rapid transit (ChART). Improvements to the A12: junction 19 (Chelmsford North) to junction 25 (A120 interchange) are also planned with widening to provide three lanes between Chelmsford and Colchester. In this context, it would be expected that some transport improvements would be delivered independently of the Local Plan.
- 3.6.14 However, without the Local Plan there would be a significant policy gap with regard to the location of future growth in the Chelmsford City Area. This gap could result in development being located in areas that are not well served by community facilities and services and jobs thereby leading to an increase in transport movements. Currently, the Chelmsford City Area experiences high levels of out-commuting (mainly to London) which could be reduced through the allocation, in the Local Plan, of accessible employment sites that deliver local employment opportunities. Allied to this, without Local Plan policy coverage, opportunities may be missed to adopt a strategic (and timely) approach to investment in transport infrastructure.

Key Sustainability Issues

- ▶ The need to ensure timely investment in transport infrastructure and services.
- ▶ The need to address congestion, particularly on and around the main A12, A130 and A414 transport corridors.
- ▶ The need to address existing junction capacity issues.
- ▶ The need to enhance the connectivity of more remote settlements, particularly to the north of the City Area.
- ▶ The need to encourage alternative modes of transport to the car, including park and ride sites.

⁴⁸ Ibid

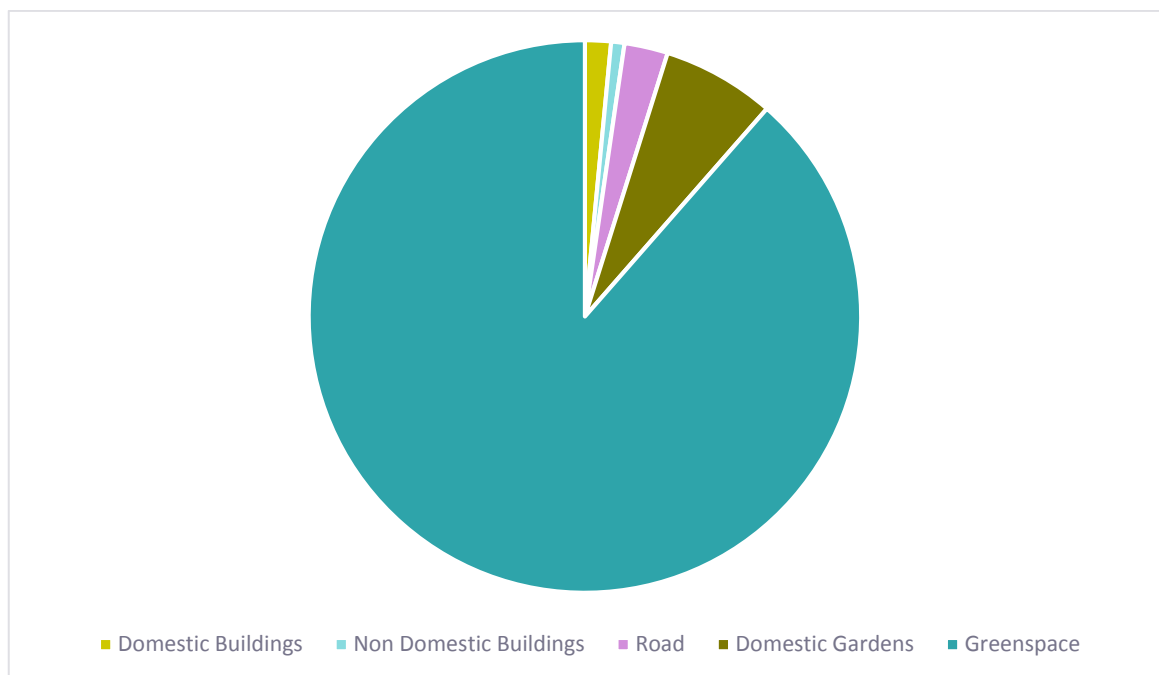
- ▶ The need to ensure that new development is accessible to a range of community facilities and services and jobs so as to reduce the need to travel.
- ▶ The need to reduce out-commuting by creating a stronger employment market within the Chelmsford City Area.
- ▶ The need to encourage walking and cycling.
- ▶ The need to encourage the use of public transport, and in particular key transport interchanges between different modes, namely bus and rail.
- ▶ The need to encourage car sharing, especially along heavily congested transport corridors.
- ▶ The need to address congestion in and around the City Centre.
- ▶ The need to investigate more innovative and creative ways to tackle behaviour change, rather than simply the monitoring of travel patterns.

3.7 Land Use, Geology and Soils

Land Use

3.7.1 **Figure 3.5** illustrates the key land uses in the Chelmsford City Area (as at 2005) and highlights that the majority of the area (84.7%) was classified as green space, slightly lower than the regional average of 88.1% and national average of 87.5%.

Figure 3.5 Land Uses



3.7.2 Government policy set out in the NPPF encourages the effective use of land by re-using land that has been previously developed. The Authority Monitoring Report for the 2016/17 period highlights that 44% of net dwelling completions were built on previously developed (brownfield) land against a target of 60%. Past trend information highlights that this is the first year the target has been not been met since 2004/05. In 2016/17, 71% of the permitted employment floorspace in Chelmsford City was on previously developed land. It should be noted that a further 13% of permitted employment floorspace was permitted in existing agricultural buildings. Under current regulations, change of use to existing agricultural buildings is not considered as previously developed land.

- 1.1.2 In 2016/17 46% of new residential developments in Chelmsford achieved a density of over 30 dwellings per hectare against a target of 100%. The number of dwellings completed at a density of 100+ dwellings per hectare was 23%.

Geology

- 3.7.3 The geology of the Chelmsford City Area can be separated into two areas; Northern areas are underlain by the London Clay Formation (composed of clay, or silty clays with small calcareous nodules and selenite crystals), southern areas are characterised by outcrops of the Claygate Beds (silts and silty clays with inter-bedded fine grained sands) overlying the London Clay and are generally found associated with higher ground. Occasionally, the Bagshot Beds (fine grained sands) are found overlying the Claygate Beds. Near Tye Green, the Bagshot Beds are overlain by the Bagshot Pebble Bed (approximately 4m of rounded black flint pebbles).
- 3.7.4 Drift deposits overlying the solid geology consist mainly of the Lowestoft Formation in the northern area of the local authority area, which comprises Glaciofluvial Deposits, Till and Glaciolacustrine Deposits except in the areas around large river channels where Head Deposits are prevalent. In the southern part of the Chelmsford City Area, the predominant superficial deposits are the Head Deposits.
- 3.7.5 River Terrace Deposits and alluvium tend to be located around river channels.⁴⁹
- 3.7.6 There are two designated sites of geological interest in the Chelmsford City Area, River Ter SSSI and Newney Green Pit SSSI. River Ter SSSI is representative of a lowland stream with a distinctive floor regime. In addition, the site demonstrates characteristic features of a lowland stream including pool-riffle sequences, bank erosion, bedload transport and dimensional adjustments to flooding frequency.⁵⁰ Newney Green Pit SSSI, meanwhile, provides exposures in the important Middle Pleistocene sequence first recognised in Suffolk, namely Kesgrave (Thames) Gravel, with a Cromerian Palaeosol (fossil soil horizon) developed in its upper layers, and overlain by the Lowestoft (Anglian) Till.⁵¹

Soils

- 3.7.7 The Agricultural Land Classification (ALC) system developed by Defra provides a method for assessing the quality of farmland. The system divides the quality of land into five categories, as well as non-agricultural and urban. The 'best and most versatile land' is defined by the NPPF as that which falls into Grades 1, 2 and 3a.
- 3.7.8 Best and most versatile agricultural land in the Chelmsford City Area generally lies to the north/north west of the Chelmsford Urban Area and which is characterised by Grade 2 ('Very Good') quality land. Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land.

Likely Evolution of the Baseline Without the Local Plan

- 3.7.9 National planning policy encourages the effective use of land by re-using land that has been previously developed and also seeks to protect the best and most versatile agricultural land. Similarly, the Core Strategy and Development Control Policies DPD seeks to avoid the significant, irreversible or permanent loss of the best and most versatile agricultural land (see Policy DC56 for example) and promotes the use of previously developed land. However, if councils do not have a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements, the NPPF's presumption in favour of sustainable development can often outweigh other national and local policy constraints.

⁴⁹ British Geological Survey (1975) *Geological Survey of England and Wales*. Available online: <http://www.bgs.ac.uk/data/maps/maps.cfc?method=viewRecord&mapId=9660>

⁵⁰ Natural England (2017) *River Ter SSSI*. Available online:

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000058&SiteName=&countyCode=15&responsiblePerson=>

⁵¹ Natural England (2017) *Newney Green Pit SSSI*. Available online:

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1003975>

- 3.7.10 The Council has produced an assessment of the capacity of future development sites. The Five Year Housing Land Supply Position Statement and associated Site Schedule show there is a supply of 6,116 dwellings forecast to be completed in the next 5 years. On the basis of the five year housing requirement and the forecasted housing supply, Chelmsford City Council can demonstrate a suitable supply of housing for over 5 years⁵².
- 3.7.11 Without the Local Plan, national planning policy set out in the NPPF and extant Development Plan policy would apply and may help to ensure that new development is focused on brownfield land. However, there is likely to be pressure to release greenfield sites for development to meet future growth and which in turn may result in the loss of the best and most versatile agricultural land. Without clear and up-to-date local planning policy relating to the location of future development and the provision of sites to meet local needs, the Council would have less control over where development takes place.

Key Sustainability Issues

- ▶ The need to encourage development on previously developed (brownfield) land.
- ▶ The need to make best use of existing buildings and infrastructure.
- ▶ The need to protect the best and most versatile agricultural land.
- ▶ The need to protect and enhance sites designated for their geological interest.

3.8 Water

Water Quality

- 3.8.1 The majority of the Chelmsford City Area is located within the River Chelmer catchment. The River Chelmer drains a 648 km² catchment in south Essex. The River Chelmer, which rises upstream of Thaxted, flows in a south eastwards direction to Chelmsford. The River Wid is a major tributary to the River Can which itself joins the River Chelmer in Chelmsford. Downstream of Chelmsford, the River Chelmer is canalised and flows eastwards to the tidal discharge point at Beeleigh Falls near Maldon. At the southern extremity of the local authority area, South Woodham Ferrers is situated within the River Crouch catchment.
- 3.8.2 The other watercourses within the Chelmsford City Area are:
- ▶ Roxwell Brook;
 - ▶ Boreham Brook;
 - ▶ Newlands Brook;
 - ▶ One Bridge Brook Chignall;
 - ▶ Baddow Meads Ditch;
 - ▶ Fen Brook;
 - ▶ Rettendon Ditch;
 - ▶ Runwell Brook;
 - ▶ Margaretting Brook;
 - ▶ Sandon Brook;

⁵² Chelmsford City Council (2017) *Five Year Housing Land Supply Position Statement*. Available online: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/monitoring-development/>

- ▶ Sandon Brook East Arm; and
- ▶ Eyotts Farm Ditch.

- 3.8.3 The Chelmsford City Area falls within the Anglian River Basin District (see **Figure 3.5**). The Anglian River Basin Management Plan (RBMP)⁵³ reports that (as at 2015) only 11% of surface waters in the River Basin District were at good or better ecological status. In terms of chemical status, 99% were considered good. For groundwater bodies, 48% were at good quantitative status and 52% were at a good chemical status.
- 3.8.4 The RBMP highlights that the most common pressures for not achieving good status or potential include:
- ▶ physical modification from agriculture and rural land management
 - ▶ phosphates from agriculture and rural land management; and
 - ▶ dissolved oxygen from agriculture and rural land management and the water industry.
- 3.8.5 For groundwater quality, the main reasons for poor status were high or rising nitrate concentrations, with some failures for pesticides and other chemicals. The main reason for poor quantitative status was that abstraction levels – mainly for drinking water – exceeded the rate at which aquifers recharge.
- 3.8.6 The Environment Agency updated the Mitigation Measures Assessment (MMA) for all Artificial and Heavily Modified Water Bodies⁵⁴. The Chelmsford City Area falls within the Combined Essex Management Catchment and Chelmer Operational Catchment. Of the 20 waterbodies in the operational catchment, 2 were classified overall as 'good', 13 as 'moderate' and 5 as 'poor' in 2015.

⁵³ Environment Agency (2015) *Anglian River Basin District: River Basin Management Plan*. Available online: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/500463/Anglian_RBD_Part_1_river_basin_management_plan.pdf

⁵⁴ Environment Agency (2016) *WFD Cycle 2 mitigation measures assessment classification*. Available online: <https://data.gov.uk/dataset/wfd-cycle-2-mitigation-measures-assessment-classification/resource/a2f08b65-b76e-4681-a75a-788271c5f4e9>

Figure 3.6 The Anglian River Basin District



Source: Environment Agency (2015) *River Basin Management Plan Anglian River Basin District*.

Water Resources

- 3.8.7 The public water supply for the Chelmsford City Area is provided by Essex & Suffolk Water (E&SW). Chelmsford lies within the Essex Water Resource Zone (WRZ) bounded by the Thames Estuary in the south and the Essex coastline as far north as Salcott in the east. The intrinsic water resources include the Essex rivers, the Chelmer, Blackwater, Stour and Roman River which support pumped storage reservoirs at Hanningfield and Abberton (which has recently been enlarged and enhanced to provide long term water resources for Essex), and treatment works at Langford, Langham, Hanningfield and Layer. The remaining water sourced from inside the Essex WRZ (approximately 3% of total water supplied in the zone) is derived from groundwater via Chalk well and adit sources in the south and south west of the zone at Linford, Stifford, Dagenham and Roding, each with on-site treatment. Water transferred into the Essex supply area comes from two sources, namely the Chigwell raw water bulk supply from Thames Water's Lee Valley Reservoirs and the Ely and Ouse to Essex Transfer Scheme⁵⁵.
- 3.8.8 A Water Cycle Study was prepared for the City Area in 2010 and updated in 2017. In total, three Water Recycling Centres (WRCs) will serve to manage the wastewater of the proposed future development across the City Area. Two of these, Great Leighs and South Woodham Ferrers, are considered to require revised quality conditions (permits) to accommodate the future development proposed in the plan period. Upgrades may be required to the WRC and careful development phasing is also recommended. The Chelmsford WRC is considered to have sufficient capacity.
- 3.8.9 The WCS also identifies that there is significant water demand stress across the City Area. In consequence, there are key drivers requiring that water demand is managed across the area for all new development, in order to achieve long term sustainability in terms of water resources. Overall, the WCS concludes there are no constraints with respect to water services infrastructure and the water environment to delivering the Local Plan development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward.

Flood Risk

- 3.8.10 The NPPF seeks to ensure that flood risk is taken into account at the plan making stage in order to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. **Figure 3.7** shows the prevalence of Flood Zones 2 and 3 across the Chelmsford City Area.
- 3.8.11 The 2017 Strategic Flood Risk Assessment (SFRA) for the Chelmsford City Area highlights that Chelmsford has historically been subject to flooding from several sources of flood risk. The primary fluvial flood risk is associated with the River Chelmer and its tributaries. The main urban area at risk is Chelmsford City. Other areas that are shown to be at risk include Margaretting, Bicknacre and Writtle. The primary tidal flood risk is associated with the tidal River Crouch, Fenn Creek and Clements Green Creek. The main urban area at risk is South Woodham Ferrers. However, much of the area benefits from defences consisting of sea walls and embankments.
- 3.8.12 The Risk of Flooding from Surface Water map⁵⁶ shows a number of prominent overland flow routes; these predominantly follow topographical flow paths of existing watercourses or dry valleys with some isolated ponding located in low lying areas. In addition, a number of these follow local road infrastructure. Surface water flooding is shown to be a risk to the majority of towns and villages within Chelmsford. The sewers are managed by Anglian Water⁵⁷.

⁵⁵ Essex and Suffolk Water (2014) *Final Water Resources Management Plan 2014*. Available online:

https://www.eswater.co.uk/assets/documents/ESW_Final_Published_PR14_WRMP_Report_-_V3_-_08OCT14.pdf

⁵⁶ Environment Agency (2017) *Extent of flood risk from surface water*. Available online:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

⁵⁷ Chelmsford City Council (2017) *Level 1 Strategic Flood Risk Assessment*. Available online:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

Source: Environment Agency Flood Zone Map (2017).

Likely Evolution of the Baseline Without the Local Plan

3.8.13	The projected increase in the population of the Chelmsford City Area will result in increased pressure on water resources which could affect water availability and quality. However, the WCS indicates that the local water infrastructure can be upgraded to meet the increased demand for both wastewater management and potable drinking water.
3.8.14	The RBMP anticipates an improvement in the ecological status of surface water bodies and the quantitative states of groundwater bodies whilst the chemical status of surface water bodies and groundwater bodies are likely to remain the same.
3.8.15	The Chelmsford Surface Water Management Plan (2014) outlines the preferred surface water management strategy for Chelmsford. It establishes a long-term action plan to support the management of surface water flood risk across the City Area.
3.8.16	Taking into account national planning policy set out in the NPPF and extant Development Plan policy, it is expected that flood risk would be managed without the Local Plan. Further, proactive action is being taken to secure new defences which are essential to reduce the risk of future flooding to over 1,200 existing commercial properties and homes, and assist in the regeneration of the City. However, flood risk has the potential to be a significant constraint on future development and there is an increased risk that new development could be inappropriately sited without up-to-date policy and site allocations. Further, opportunities to ensure the timely delivery of flood alleviation schemes may not be realised.

Key Sustainability Issues

- ▶ The need to protect and enhance the quality of water sources in the Chelmsford City Area.
- ▶ The need to promote the efficient use of water resources.
- ▶ The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development.
- ▶ The need to locate new development away from areas of flood risk, taking into account the effects of climate change.
- ▶ The need to ensure the timely provision of flood defence/management infrastructure.

3.9 Air Quality

- 3.9.1 Legislative frameworks and guidance in relation to air quality have been established at both the European and UK level. Policies aim to reduce exposure to specific pollutants by reducing emissions and setting targets for air quality. Policies are driven by the aims of the EU Air Quality Directive (2008/50/EC)⁵⁸. The key objective is to help minimise the negative impacts on human health and the environment. The Directive sets guidance for member states for the effective implementation of air quality targets.
- 3.9.2 The UK's National Air Quality Strategy⁵⁹ sets health based standards for eight key pollutants and objectives for achieving them. This is to ensure a level of ambient air quality in public places that is safe for human health and quality of life. It also recognises that specific action at the local level may be needed depending on the scale and nature of the air quality problem.
- 3.9.3 Local authorities have a duty to undertake a full review and assessment of air quality in accordance with the National Air Quality Strategy. Where there is a likelihood of a national air quality objective being exceeded, the council must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives.
- 3.9.4 The main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016. Other pollution sources, including commercial, industrial and domestic sources, also make a contribution to background pollution concentrations.
- 3.9.5 There is one AQMA in the Chelmsford City Area namely, Army & Navy (see **Figure 3.8**). The AQMA is focused on the Army and Navy Roundabout which serves as a junction to both the A1114 and the A138 Chelmer Road. In addition to these trunk roads, two major residential link roads (Baddow Road and Van Diemens Road) also converge on the roundabout. Congestion is a major issue on all of the converging roads; this is most acute during peak period traffic. In this context, the AQMA has been designated due to exceedances in Nitrogen Dioxide (NO₂).

Likely Evolution of the Baseline Without the Local Plan

- 3.9.6 The most recent Air Quality Annual Status Report for the Chelmsford City Area⁶⁰ identified that no diffusion tube site had breached the Air Quality Objectives; however, the new site CB83 134/136 Springfield Road which commenced in May 2015 was to found to be very close to the threshold after bias adjustment. This location is not within an AQMA. The Council is considering whether the declaration of an AQMA is required. The new monitoring site of CB87 (Bus Station) was found to

⁵⁸European Commission (2008) Directive 2008/50/EC on ambient air quality and cleaner air for Europe. Available online: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=celex:32008L0050>

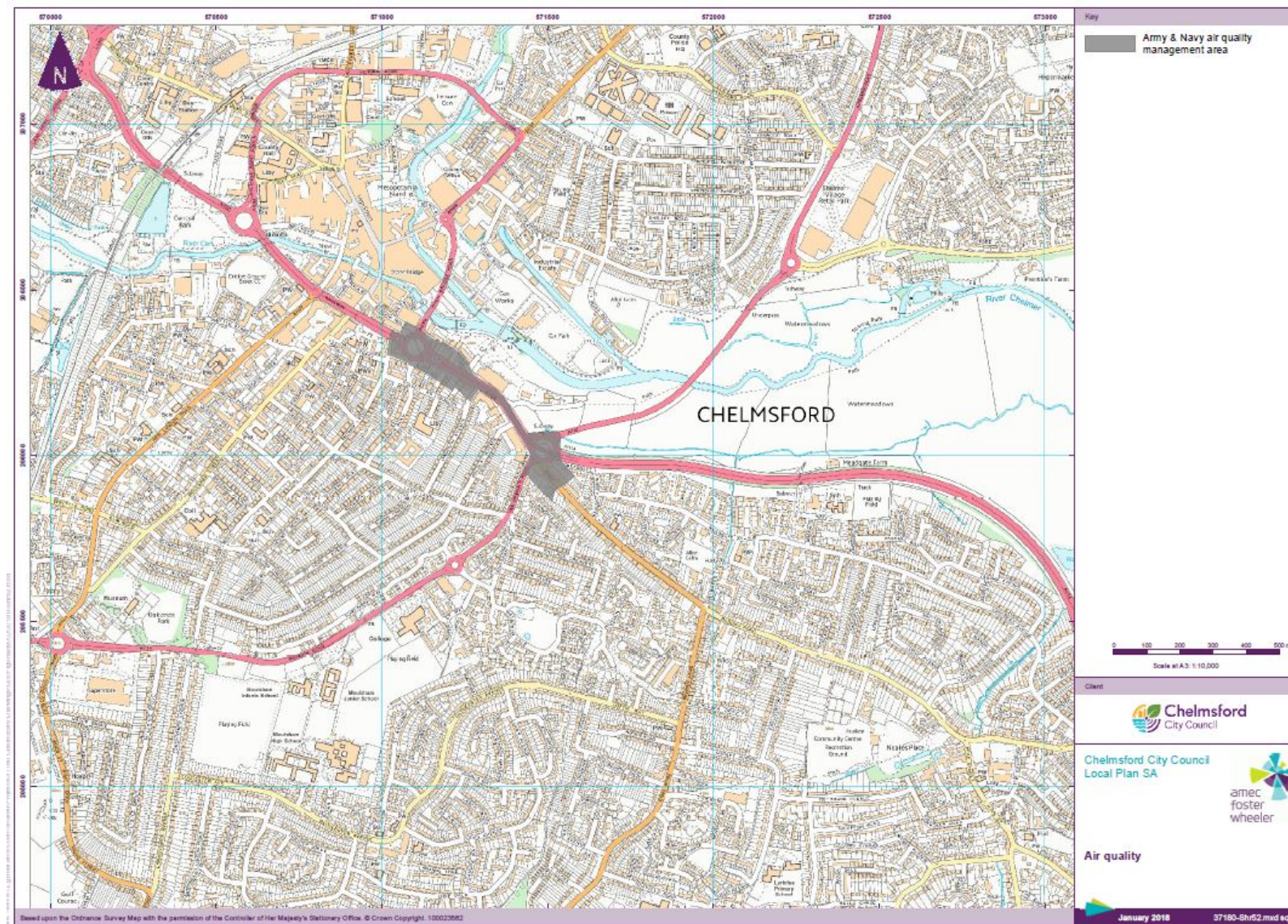
⁵⁹ Department for Environment, Food and Rural Affairs in partnership with the Scottish Executive, Welsh Assembly Government and Department of the Environment Northern Ireland (2007) *The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Volume 1*. Available online: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf

⁶⁰ Chelmsford City Council (2016) *2016 Air Quality Annual Status Report*. Available online: http://www.essexair.org.uk/Reports/Chelmsford_ASR_2016.pdf

have a high concentrations of nitrogen dioxide. However, this site is representative of short term but not long term exposure.

- 3.9.7 Chelmsford City Council have measured no exceedances of the Air Quality Objective for PM10 since 2010; however, concentrations can be seen to be steadily increasing.
- 3.9.8 A number of schemes have been put in place to address air quality. For example, in 2016, Highways England completed work on the replacement of the Chelmer Viaduct on the A138 Chelmer Road. This follows on from the successful works on Parkway (A1060) which removed a pinch-point on the westbound and the creation of an extended left turn slip lane from Parkway on to the A138 Chelmer Road carriageway to improve traffic efficiency on the Army and Navy roundabout. To complement the successful CyclePoint secure cycle storage facilities installed at Chelmsford rail station in 2014, the Council has installed thirteen toast-rack bike stands in the Fairfield Road car park and Marconi Plaza to provide additional parking for up to 130 bikes to encourage sustainable commuting to the railway station. The effect of the schemes completed to date on the AQMA has not been quantified within the Air Quality Annual Status Report and in turn their effects on the evolution of the air quality baseline are unclear.
- 3.9.9 Improvements to air quality do not solely rely on planning policy. However, an increase in population and households in the Chelmsford City Area will in-turn generate additional transport movements and associated emissions to air. Without up-to-date local planning policy, new development may be located in areas that are not well served by community facilities and services and jobs thereby increasing traffic movements. Currently, Chelmsford experiences high levels of commuting which could be reduced through the allocation, in the Local Plan, of accessible employment sites that deliver local employment opportunities. Further, through the Local Plan, opportunities may be realised to help address existing issues of congestion.

Figure 3.8 Army and Navy Air Quality Management Area



Key Sustainability Issues

- ▶ The need to minimise the emissions of pollutants to air.
- ▶ The need to improve air quality, particularly in the Army & Navy AQMA.

3.10 Climate Change

- 3.10.1 Rising global temperatures will bring changes in weather patterns, rising sea levels and increased frequency and intensity of extreme weather. The effects of climate change will be experienced internationally, nationally and locally with certain regions being particularly vulnerable.
- 3.10.2 In 2010, a Local Climate Impacts Profile (LCLIP) prepared on behalf of Essex Partners Adapting to Climate Change⁶¹ highlighted that 160 severe weather related incidents affected Essex services, business and communities, between January 2004 to December 2009 and which included:
- ▶ *Heavy rain and flooding:* Flooding and heavy rain caused over 60 incidents across Essex ranging from road and rail disruption to the disruption of public sector service such as school closure and surge of calls to the emergency services.
 - ▶ *Strong winds:* Exceptionally strong winds have increased. In March 2008 the winds were reaching up to 60 mph, while the previous year winds reached 50 mph. These winds caused structural damage to buildings from falling trees, rail and road disruptions, and power cuts.
 - ▶ *Extreme winter temperatures:* The winter of 2009/10 affected Essex public sector services like most of the UK as a number of roads remained inaccessible due to grit supplies running low. Road incidents and rail disruptions increased. While, long term damage to roads such as potholes caused by these conditions prove to be expensive to repair.
 - ▶ *Extreme summer temperatures:* Extreme summer temperatures as experienced in 2003 and 2006 can cause substantial disruption, such as health concerns in vulnerable people and agricultural difficulties intensified by drought conditions.
- 3.10.3 The policy and legislative context in relation to climate change was established at the international level (Kyoto Agreement) and has been transposed into European, national and local legislation, strategies and policies. Reducing man made carbon dioxide (CO₂) emissions to the atmosphere is a national objective in order to contribute to reduce the rate of climate change and its long term implications. This is driven in the UK by the Climate Change Act (2008), which sets a legally binding target of at least a 34% reduction in UK emissions by 2020 and at least an 80% reduction by 2050 against a 1990 baseline.
- 3.10.4 **Table 3.8** shows per capita CO₂ emissions for the period 2005 to 2015 for the Chelmsford City Area. Chelmsford's per capita emissions have generally fallen continuously over this period, although a slightly faster rate of decline was experienced between 2008-09 (reflecting in part the economic recession). Emissions have consistently been lower than national (UK) and regional levels and marginally lower than County averages. In 2015 (the latest reporting period), per capita emissions stood at 5.3 tonnes CO₂ per person compared to 5.9 tonnes nationally, 5.7 tonnes regionally and 5.4 tonnes at the County level.

⁶¹ Calder, A. (2010) *Essex Local Climate Impact Profile*. Commissioned by Essex Partners Adapting to Climate Change. Available online:

https://www.essex.gov.uk/Environment%20Planning/Environmental-Issues/Strategic-Environment/Documents/Essex_Climate_Impacts_Profile.pdf

Table 3.8 CO₂ Emissions Per Capita 2005-2015 (tonnes CO₂ per person)

	Chelmsford	Essex	East of England	National total
2005	7.0	7.5	8.2	8.8
2006	7.0	7.4	8.1	8.7
2007	7.0	7.3	7.9	8.5
2008	6.8	7.1	7.6	8.2
2009	6.4	6.5	7.0	7.3
2010	6.6	6.7	7.2	7.5
2011	6.1	6.1	6.5	6.8
2012	6.3	6.4	6.8	7.1
2013	6.2	6.1	6.6	6.9
2014	5.5	5.5	5.9	6.2
2015	5.3	5.4	5.7	5.9

Source: Department for Business, Energy and Industrial Strategy (2015) *2015 local authority carbon dioxide emissions*.

3.10.5 As **Table 3.9** highlights, emissions of CO₂ from industry, domestic and road transport within the Chelmsford City Area have all seen a reduction since 2005, with industrial/commercial and domestic emissions both reducing by approximately 30% in that time, compared to only a 2% reduction in transport emissions.

Table 3.9 Chelmsford CO₂ Emissions by Source 2005-2015 (tonnes CO₂)

	Industry and Commercial	Domestic	Transport	Total
2005	345.6	407.6	391.0	1,146.3
2006	345.1	408.2	397.0	1,152.1
2007	357.9	397.8	396.6	1,153.2
2008	351.3	398.8	378.8	1,129.8
2009	320.3	362.6	374.9	1,059.3
2010	344.4	391.1	370.5	1,107.2
2011	320.5	339.7	374.2	1,035.2
2012	337.1	367.6	368.3	1,073.5
2013	321.9	355.2	371.8	1,049.0
2014	275.2	296.0	377.9	948.4
2015	241.2	285.2	386.0	911.7

Source: Department for Business, Energy and Industrial Strategy (2015) *2015 local authority carbon dioxide emissions*.

3.10.6 The prudent use of fossil fuels and reducing levels of energy consumption will help to achieve lower CO₂ emissions. Between 2005 and 2012, total energy consumption in the Chelmsford City

Area decreased from 3,849.5 Gigawatt Hours (GWh) to 3,536.4 GWh. This represents a reduction in energy consumption of 8.1%, although this is significantly lower than the decrease in emissions at the regional level (16.8%) and the national (UK) level (16.5%) over the same period. At 2012, transport was the largest consuming sector of energy equating to 37.4% of all energy consumed. In comparison, the domestic sector consumed 35.7% of energy whilst industry and commercial consumed 27.0%. This is similar to regional trends but differs from the national (UK) average where industry and commercial is the dominant consuming sector followed by domestic and transport.

- 3.10.7 Measures to prevent or minimise the adverse effects of climate change include: efficient use of scarce water resources; adapting building codes to future climate conditions and extreme weather events; building flood defences and raising the levels of dykes; and more climate resilient crop selection (e.g. drought-tolerant species). The UK Government considers the development of a low carbon economy combined with a greater proportion of energy generated by renewable means as essential.
- 3.10.8 As at 2016, the East of England region generated 8,157 GWh of electricity from renewable sources, higher than all other English regions except Yorkshire and Humber, which generated 19,315 GWh primarily from bioenergy for which the average was 3,602 GWh. This represents an increase in generation of over 500% since 2003. The principal source of electricity was wind, largely offshore wind, which accounted for a combined 4,490 GWh of electricity generated⁶².

Likely Evolution of the Baseline Without the Local Plan

- 3.10.9 In June 2009, the findings of research on the probable effects of climate change in the UK was released by the UK Climate Projections (UKCP09) team in the Met Office⁶³. This provides climate information for the UK up to the end of this century and projections of future changes to the climate are given, based on simulations from climate models. Projections are broken down to a regional level across the UK and illustrate the potential range of changes and the level of confidence in each prediction.
- 3.10.10 According to the UKCP09, the following climatic changes in Essex are likely to occur by 2080:
- ▶ winter temperatures will increase by 2.6-3.7°C;
 - ▶ summer temperatures will increase by 2.9-4.7°C;
 - ▶ winter precipitation will increase by 12.9-21.3%;
 - ▶ summer precipitation will decrease by 14.9-27.9%.
- 3.10.11 The 2010 LCLIP highlights that this climate change is likely to result in the following threats to Essex:
- ▶ decrease in water resources exacerbated by a potential increase in demand;
 - ▶ increase in risk to people, property and the environment from flooding;
 - ▶ hotter and sunnier summers putting public health and safety at greater risk;
 - ▶ hotter summers causing greater “heat stress” to buildings, utilities and the transport system; and
 - ▶ decrease in soil moisture (particularly during summer and autumn) affecting agriculture, the natural environment and landscape.
- 3.10.12 Climate change is occurring and will continue regardless of local policy intervention. However, national policy on climate change, extant Development Plan policy and other plans and

⁶² Department for Business, Energy & Industrial Strategy (2017) *Regional Statistics 2003-2016: Generation*. Available online: <https://www.gov.uk/government/statistics/regional-renewable-statistics>

⁶³ Met Office (2014) *UKCP09 projections for the East of England*. Available online: <http://ukclimateprojections.metoffice.gov.uk/21708?projections=23827>

programmes alongside the progressive tightening up of Building Regulations will help to ensure that new development is located and designed to adapt to the effects of climate change and that measures are in place to mitigate climate change. Notwithstanding, without the Local Plan the Council is likely to have less control over, in particular, the location of new development which could exacerbate climate change impacts and mean that opportunities to mitigate effects (for example, through reducing transport movements, tree planting and district-scale renewable energy solutions) may be missed.

Key Sustainability Issues

- ▶ The need to ensure that new development is adaptable to the effects of climate change.
- ▶ The need to increase woodland and tree cover to help mitigate and adapt to climate change.
- ▶ The need to mitigate climate change including through increased renewable energy provision.

3.11 Material Assets

Waste

- 3.11.1 Essex County Council is the waste disposal authority and the minerals and waste planning authority for the County, including the Chelmsford City Area. Chelmsford City Council, meanwhile, is a waste collection authority with a statutory duty under the provisions of the Environmental Protection Act 1990 (as amended) to arrange for the collection of household waste in its area.
- 3.11.2 Growing levels of waste and a number of fiscal instruments have led authorities to recycle and compost more waste, landfill less and use waste as a means to generate power. Increased recycling and composting rates as well as energy recovery rates in future years will, however, be necessary if a reduction in the volume of waste going to landfill is to occur. The National Waste Management Plan for England (2013) requires that by 2020 at least 50% by weight of household waste is prepared for re-use or recycled.
- 3.11.3 In 2015/16, a total of 0.679 million tonnes (mt) of household waste was managed in Essex⁶⁴. Of this, 30% was recycled, 22% composted and 48% landfilled, which is on track to meet the national targets as set out in the National Waste Management Plan for England (2013).
- 3.11.4 Across Essex, a total of 21 new waste management facilities were granted planning permission between 1 April 2015 and the 31 March 2016:
- ▶ five of these were related to infrastructure at wastewater treatment works;
 - ▶ two were new energy from waste facilities, although these did not specifically increase capacity;
 - ▶ one was a permission for a non-hazardous waste landfill facility, but again this did not increase capacity;
 - ▶ there were two permissions granted for inert landfill within the plan area, although one of these resulted in a significant reduction in capacity at the Wallasea Island facility.
- 3.11.5 Collectively, the additional facilities provided an:
- ▶ additional transfer capacity of 0.202 mt per annum(pa);
 - ▶ additional non-hazardous materials recovery capacity of 0.025 mtpa;

⁶⁴ Essex County Council (2016) Minerals and Waste Authority Monitoring Report. Available online: https://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Documents/AMR_2015-16_FINAL.pdf

- ▶ increased biological treatment capacity of 0.0016 mtpa; and
- ▶ additional inert waste recovery facilities that increased capacity by 0.025 mtpa.

Minerals

- 3.11.6 Government policy promotes the general conservation of minerals whilst at the same time ensuring an adequate supply is available to meet needs. Mineral resources are not distributed evenly across the country and some areas are able to provide greater amounts of certain minerals than they actually use.
- 3.11.7 A summary of Essex's minerals profile is provided within Essex Minerals Local Plan (2014)⁶⁵. It highlights that:
- ▶ Essex has extensive deposits of sand and gravel;
 - ▶ there are more localised deposits of silica sand, chalk, brickearth and brick clay;
 - ▶ marine dredging takes place in the extraction regions of the Thames Estuary and the East Coast, whilst aggregate is landed at marine wharves located in east London, north Kent, Thurrock, and Suffolk. Essex has no landing wharves of its own;
 - ▶ there are no hard rock deposits in the County so this material must be imported into Essex. This currently occurs via rail to the existing rail depots at Harlow and Chelmsford;
 - ▶ Essex is the largest producer and consumer of sand and gravel in the East of England;
 - ▶ there are 20 permitted sand and gravel sites in Essex, one silica sand site, two brick clay and one chalk site;
 - ▶ there are two marine wharves and four rail depots capable of handling aggregate;
 - ▶ construction, demolition and excavation waste is also recycled at 29 dedicated and active aggregate recycling sites; and
 - ▶ aggregate is both imported into Essex (hard rock, and sand and gravel) and exported (sand and gravel, primarily to London).
- 3.11.8 Policy P1 of the Minerals Local Plan allocates Blackley Quarry, Great Leighs and A40 Land at Shellow Cross Farm in Chelmsford as preferred and reserve sites for sand and gravel extraction. Bulls Lodge Quarry, meanwhile, is allocated under Policy S5 as a Strategic Aggregate Recycling Site (SARS) (i.e. a site with a capacity to recycle at least 100,000 tonnes per annum as a minimum). Chelmsford Rail Depot is allocated as a safeguarded transshipment site whilst Bulls Lodge and Essex Regiment Way are identified as safeguarded coated stone plants.

Likely Evolution of the Baseline Without the Local Plan

- 3.11.9 Overall, between 2005/06 and 2015/16 the waste arisings in Essex reduced by 1% (from 0.687mt in 2005/06 to 0.679mt in 2015/16). However, when compared to the lowest total waste managed in any monitoring period (in 2012/13), the total local authority collected waste arisings increased by 0.034mtpa, which could be attributed to an increase in households within County.
- 3.11.10 The way that the household waste arisings is managed has changed drastically. Since 2005/06, the amount the recycles has increased by 41%, which is comparable to the 30% reduction in the amount being sent to landfill during the same timeframe. The single largest improvement is within the amount of waste that is composted, which has nearly doubled since 2005/06, although this is the smallest waste type managed. This is attributed to the significant changes in the collection regime during this period. Further significant changes are expected in the future, as the large

⁶⁵ Essex County Council (2014) *Essex Minerals Local Plan Adopted July 2014*. Available from <https://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Documents/Essex%20Minerals%20Plan%20-%20Adopted%20July%202014.pdf>

materials recovery facility at Tovi EcoPark becomes fully operational after its commissioning period.

- 3.11.11 Overall, waste generation in the Chelmsford City Area is expected to increase, commensurate with population growth. This could place pressure on existing waste management facilities, although it is envisaged that recycling/reuse rates would also continue to rise and new facilities will be established. In this regard, the Council's strategy and improvement plan for recycling and waste collection services⁶⁶ seeks to deliver a significant reduction in the amount of energy and natural resources consumed and a corresponding reduction in the level of greenhouse gases that are generated by producing less waste and achieving high levels of reuse, recycling and energy recovery. The Joint Municipal Waste Management Strategy for Essex⁶⁷, meanwhile, seeks to achieve high levels of recycling, with an aspiration to achieve collectively 60% recycling of household waste by 2020.
- 3.11.12 The emerging replacement Essex Waste Local Plan⁶⁸ highlights that there will be an increase in the amount of waste that is generated in the plan area by 2032, subject to future waste minimisation measures and changes in construction practises. In particular, it highlights that:
- ▶ there is likely to be a deficit of between 242 and 309 thousand tonnes per annum for biological treatment by 2031/32;
 - ▶ there is a need for further energy recovery capacity;
 - ▶ there is likely to be a requirement for an additional 1.27 million tonnes per annum of Construction, Demolition and Excavation (CD&E) waste recovery capacity by 2031/32; and
 - ▶ a total of 64 million cubic metres of inert (CD&E) landfill capacity will be required between 2013 and 2032.
- 3.11.13 New development (both within the Chelmsford City Area and nationally) may place pressure on local mineral assets to support construction. However, the adopted Minerals Local Plan (2014) sets requirements for the provision of primary minerals for the County for the 18 year period to 2029. In the case of preferred sites for sand and gravel extraction, the principle of extraction has been accepted and the need for the release of minerals proven.
- 3.11.14 Overall, planning for waste and minerals is a County function and in consequence, the baseline would not be expected to change significantly without the Local Plan. However, policies in the Local Plan could support the objectives of the emerging Waste Local Plan and adopted Minerals Local Plan including by, for example, promoting the provision of on-site recycling facilities and the sustainable use of materials in new development.

Key Sustainability Issues

- ▶ The need to minimise waste arisings and encourage reuse and recycling.
- ▶ The need to promote the efficient use of mineral resources.
- ▶ The need to ensure the protection of Chelmsford's mineral resources from inappropriate development, in accordance with the adopted Mineral's Local Plan.

⁶⁶ Chelmsford City Council (2009) *Managing waste in Chelmsford... today and tomorrow. A strategy and improvement plan for recycling and waste collection services in Chelmsford*. Available online: http://chelmsford.govplatform.firmstep.com/sites/default/files/documents/files/Managaing_waste_in_Chelmsford..._today_and_tomorrow_-_Strategy_for_Recycling_and_Waste_Collections_S.pdf

⁶⁷ Essex County Council (2008) *Joint Municipal Waste Management Strategy for Essex (2007 to 2032)*. Available online: http://www.essex.gov.uk/Environment%20Planning/Recycling-Waste/Waste-Strategy/Documents/Waste_Strategy_-_version_approved_by_ECC_Full_Council_on_15.07.08.pdf

⁶⁸ Essex County Council and Southend on Sea Borough Council (2015) *Replacement Waste Local Plan Revised Preferred Approach*. Available online: <https://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Documents/RPA%20Main%20Doc%20with%20web%20covers.pdf>

3.12 Cultural Heritage

Chelmsford

- 3.12.1 Chelmsford's cultural heritage is a key feature of the local authority area. The National Heritage List for England includes the following entries for the Chelmsford City Area:
- ▶ 1,121 listed building entries (comprising 26 Grade I, 55 Grade II* and 1040 Grade II listed buildings);
 - ▶ 20 scheduled monuments; and
 - ▶ 9 registered parks and gardens (comprising 1 Grade II* and 8 Grade II parks and gardens).⁶⁹
- 3.12.2 Designated historic assets in the Chelmsford City Area are shown in **Figure 3.8**.
- 3.12.3 Additionally, there are 25 conservation areas in the Chelmsford City Area. These mainly include historic villages and towns, but also other important historic areas such as the Chelmer and Blackwater Navigation and St John's Hospital.
- 3.12.4 There are also many buildings within the Chelmsford City Area which are not listed, but which contribute to the character of the area. The Council has recognised the buildings and structures which it feels are of particular local interest in a new local register⁷⁰.
- 3.12.5 Chelmsford's coastline is situated on the north bank of the Crouch Estuary and consists of large areas of historical and archaeological interest. The zone historically comprised low lying salt marsh and grazing marsh, the Crouch and associated creeks facilitated exploitation of marine resources and access to coastal trade and transport. The archaeological resources comprise a varied range of deposits associated with the exploitation of the coastal region. Neolithic and Mesolithic land surfaces are preserved and overlain by later deposits. The wider City Area also includes numerous sites of archaeological importance, many of which have archaeological potential but have no statutory protection.
- 3.12.6 Within the Chelmsford City Area, there are currently one conservation area and one listed building on the Historic England 'At Risk' register⁷¹. These are as follows:
- ▶ West End Conservation Area; and
 - ▶ Church of St Michael, The Street, Roxwell Grade II* Listed Building.

Likely Evolution of the Baseline without the Local Plan

- 3.12.7 It is reasonable to assume that the majority of Chelmsford City Area's designated heritage assets would be protected without the Local Plan (since works to them invariably require consent). However, elements which contribute to their significance could be harmed through inappropriate development in their vicinity. Opportunities to enhance assets may also be missed. Further, other non-designated elements which contribute to the character of the area could be harmed without an up-to-date policy framework. Notwithstanding, it is recognised that national planning policy set out in the NPPF and extant Development Plan policy and associated guidance would together provide a high level of protection in this regard.

⁶⁹ Historic England (2017) *National Heritage List for England*. Available online:

<https://historicengland.org.uk/listing/the-list/>

⁷⁰ Chelmsford City Council (2017) *Register of buildings for local value*. Available online:

<https://www.chelmsford.gov.uk/planning-and-building-control/conservation-areas-and-listed-buildings/listed-buildings-in-chelmsford/register-of-buildings-of-local-value/>

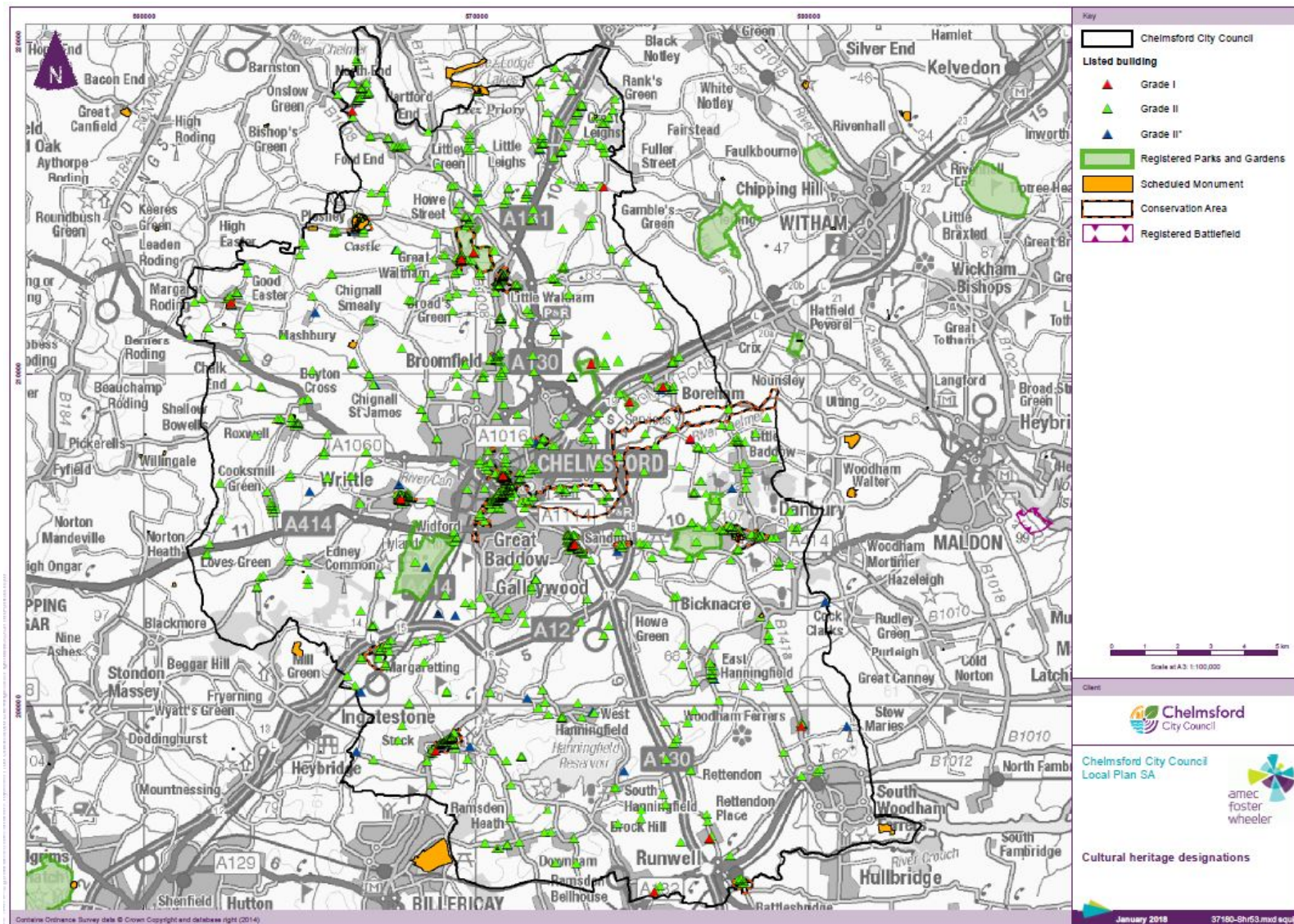
⁷¹ Historic England (2017) *Heritage at risk register*. Available online:

<http://risk.historicengland.org.uk/register.aspx?id=17690&rt=0&pn=1&st=a&di=Chelmsford&ctype=all&crit>

Key Sustainability Issues

- ▶ The need to protect and enhance Chelmsford City Area's cultural heritage assets and their settings.
- ▶ The need to avoid harm to designated heritage assets.
- ▶ The need to recognise the value of non-designated heritage assets and protect these where possible.
- ▶ The need to tackle heritage at risk.
- ▶ The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.

Figure 3.9 Designated Cultural Heritage Assets



3.13 Landscape and Townscape

Landscape

- 3.13.1 The landscape of the Chelmsford City Area has evolved as a result of an interaction of the physical structure of the landscape and the vegetation and land uses that cover it. The basic structure of the landscape is fundamentally influenced by its underlying rocks and relief.
- 3.13.2 The Chelmsford City Area comprises two National Landscape Character Areas (NCA)⁷², namely South Suffolk and North Essex Clayland to the north and Northern Thames Basin to the south. The South Suffolk and North Essex Clayland is an ancient landscape of wooded arable countryside with a distinct sense of enclosure. The overall character is of a gently undulating, chalky boulder clay plateau, the undulations being caused by the numerous small-scale river valleys that dissect the plateau. There is a complex network of old species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards. Traditional irregular field patterns are still discernible over much of the area, despite field enlargements in the second half of the 20th century. The widespread moderately fertile, chalky clay soils give the vegetation a more or less calcareous character. Gravel and sand deposits under the clay are important geological features, often exposed during mineral extraction, which contribute to our understanding of ice-age environmental change.
- 3.13.3 The Northern Thames Basin is an area rich in geodiversity, archaeology and history and diverse landscapes ranging from the wooded Hertfordshire plateaux and river valleys, to the open landscape and predominantly arable area of the Essex heathlands, with areas of urbanisation mixed in throughout. Urban expansion has been a feature of this area. This has put increased pressure on the area in terms of extra housing developments, schools and other necessities for expanding populations, with a consequential reduction in tranquillity.
- 3.13.4 The Landscape Character Assessment for the local authority area⁷³ identifies the following Landscape Character Types:
- ▶ River Valley, characterised by:
 - ▶ v-shaped or u-shaped landform which dissects Boulder Clay/Chalky Till plateau;
 - ▶ main river valley served by several tributaries;
 - ▶ flat or gently undulating valley floor;
 - ▶ intimate character in places; and
 - ▶ wooded character in places.
 - ▶ Farmland Plateau, characterised by:
 - ▶ elevated gently rolling Boulder Clay/Chalky Till plateau landscape which is incised by river valleys;
 - ▶ network of winding lanes and minor roads;
 - ▶ medium to large-scale enclosed predominantly arable fields;
 - ▶ long distance views across valleys from certain locations; and
 - ▶ well wooded in places (with several areas of semi-natural and ancient woodland).

⁷² Natural England (2014) *National character area profiles*. Available online: <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

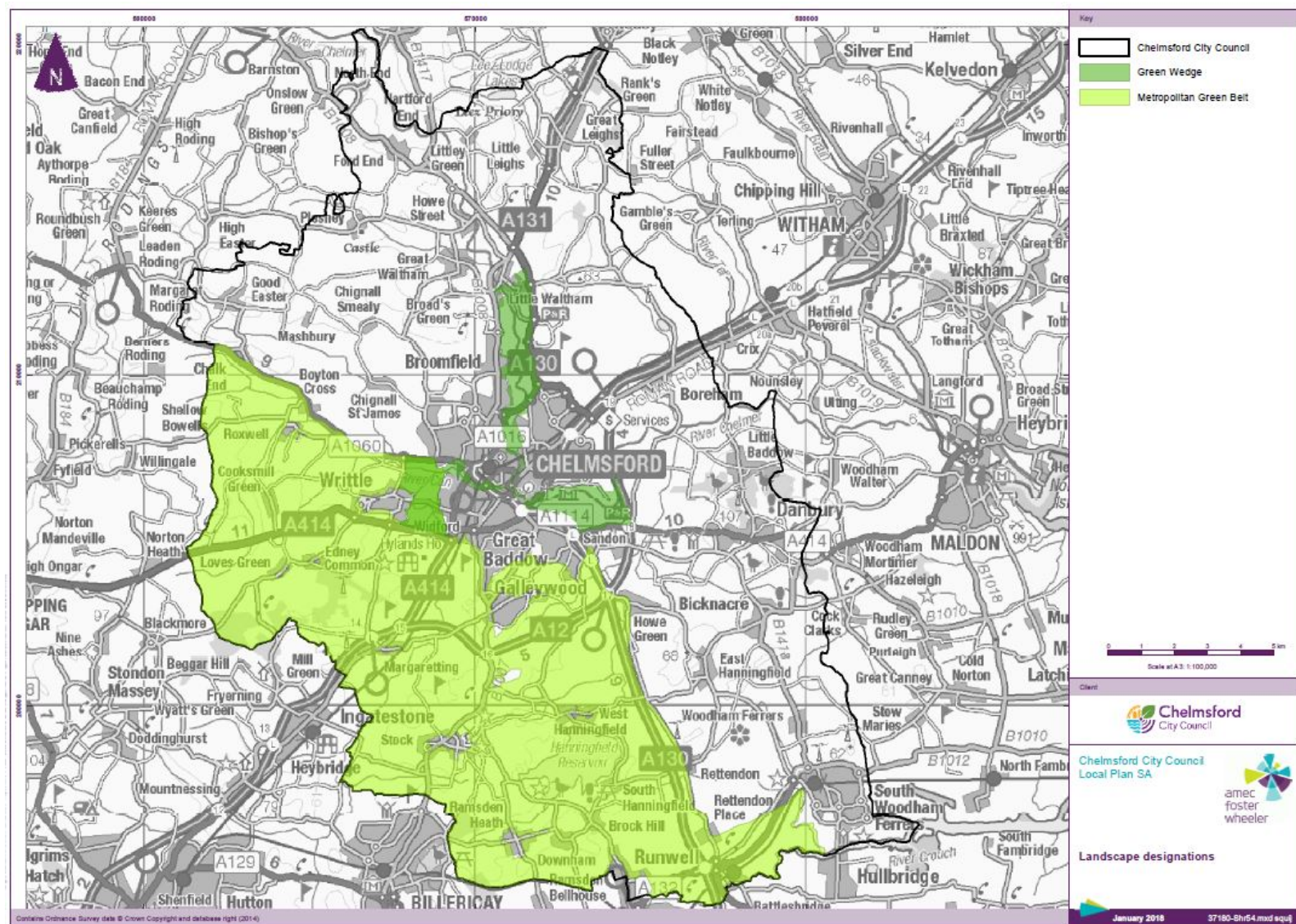
⁷³ Chris Blandford Associates (2006) *Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments*. Available online: http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

- ▶ Drained Estuarine Marsh, characterised by:
 - ▶ areas of flat, artificially drained former saltmarsh currently grassland and cultivated fields;
 - ▶ visible sea walls separate drained former marshland and current saltmarsh/mudflats;
 - ▶ lack of large areas of trees or woodland; and
 - ▶ network of visible drainage ditches.
- ▶ Wooded Farmland, characterised by:
 - ▶ elevated undulating hills or ridges and slopes;
 - ▶ mixture of arable and pasture farmland;
 - ▶ pockets of common and pasture;
 - ▶ views to wooded horizons;
 - ▶ well wooded with blocks of mature mixed and deciduous woodland (including areas of ancient and semi-natural woodland); copses, hedges and mature single trees;
 - ▶ mature field boundaries;
 - ▶ framed views to adjacent character areas;
 - ▶ enclosed character in places; and
 - ▶ network of quiet, often tree-lined narrow lanes.

3.13.5

There are no national landscape designations affecting the Chelmsford City Area. However, a large proportion of the local authority area is Metropolitan Green Belt (about 35% of the total area). Green Wedges are also defined in the existing Development Plan along the river valleys within Chelmsford and its suburbs, recognising the important visual and landscape function that they have for the City. These designations are shown in **Figure 3.10**.

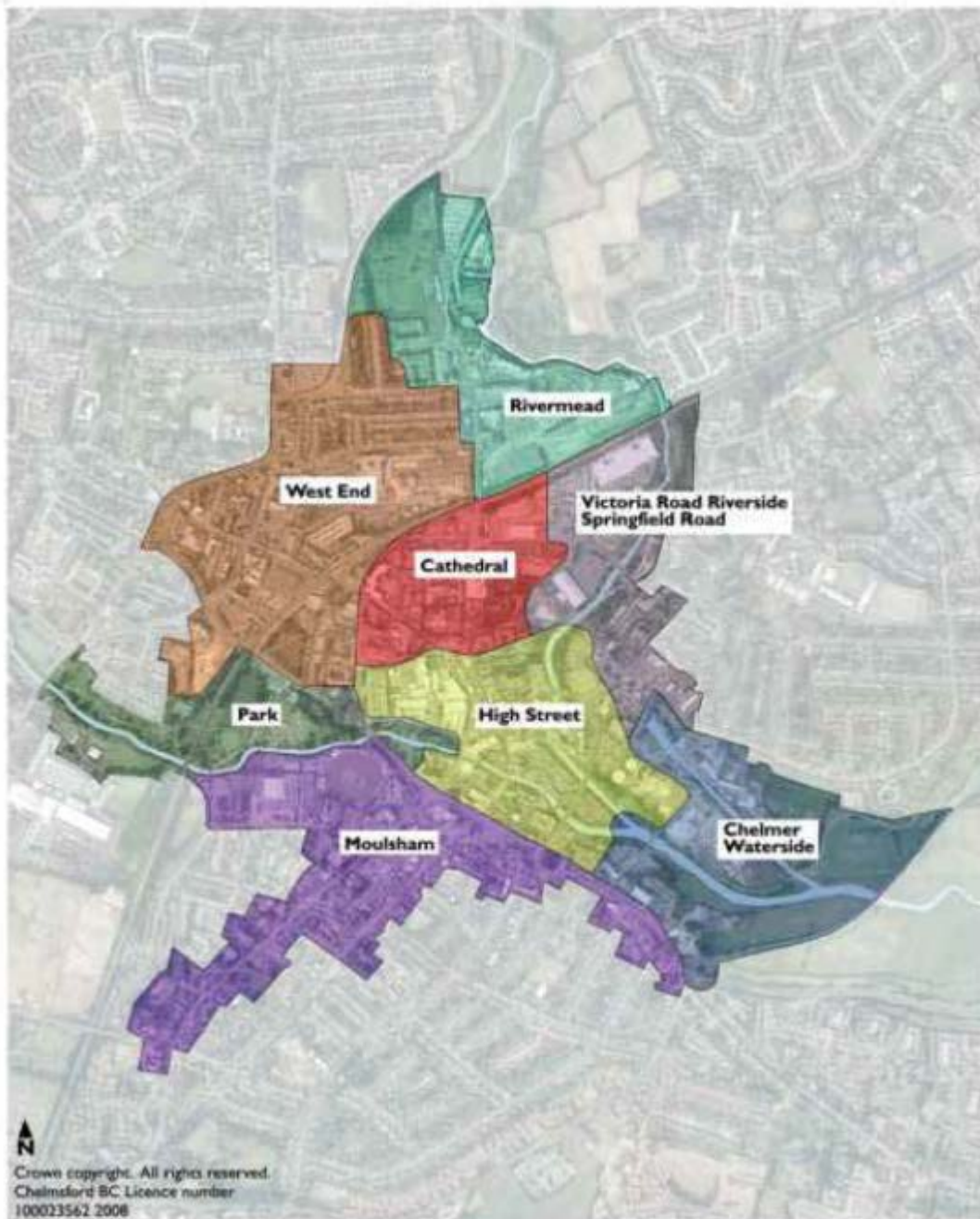
Figure 3.10 Landscape Designations



Townscape

- 3.13.6 The Chelmsford Town Centre AAP (2008) sets out that the built form and scale of the City Centre is a product of historic evolution but is disrupted by the railway, Parkway, High Bridge Road and High Chelmer. The City Centre has areas of distinct built character based on history, townscape and use, all requiring the reinforcement of their sense of place. The AAP identifies eight character areas where existing differences in land use, townscape and activity will be developed to create a distinctive sense of place. These are shown in **Figure 3.11**.

Figure 3.11 Chelmsford City Centre Character Areas



- 3.13.7 The South Woodham Ferrers SPD (2008) highlights the unique character of the town which became the first large-scale application of the urban design principles promoted by the Essex Design Guide. The private sector delivery and the resulting character of the town's built environment as well as the relatively small size of the town set it apart from earlier new towns.

Likely Evolution of the Baseline without the Local Plan

- 3.13.8 New development is likely to place pressure on the landscape of the Chelmsford City Area including the Green Belt. Whilst national planning policy set out in the NPPF, existing Development Plan policy and guidance contained in the Council's suite of SPD would continue to offer some protection and guidance, there is the potential that development could be inappropriately sited and designed without an up-to-date policy framework. This could adversely affect the landscape and townscape character of the area. Further, opportunities may not be realised to enhance landscape and townscape character through, for example, the provision of green infrastructure or the adoption of high quality design standards which reflects local character.

Key Sustainability Issues

- ▶ The need to conserve and enhance Chelmsford City Area's landscape character including the character of its villages and surrounding countryside.
- ▶ The need to preserve and appropriately manage development within the Green Belt and Green Wedges.
- ▶ The need to promote high quality design that respects local character.
- ▶ The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments.
- ▶ The need to protect landscapes of value to the local economy where these have been specifically identified in landscape character statements.

3.14 Key Sustainability Issues

- 3.14.1 From the analysis of the baseline presented in the preceding sections, a number of key sustainability issues affecting the Chelmsford City Area have been identified. These issues are summarised in **Table 3.10**.

Table 3.10 Key Sustainability Issues

Topic	Key Sustainability Issues
Biodiversity and Green Infrastructure	• The need to conserve and enhance biodiversity including sites designated for their nature conservation value. • The need to maintain, restore and expand BAP habitats. • The need to safeguard existing green infrastructure assets. • The need to enhance the green infrastructure network, addressing deficiencies and gaps, improving accessibility for all users and encouraging multiple uses where appropriate.
Population and Community	• The need to create sustainable places where people want to live, work and relax. • The need to enable housing growth, meeting objectively assessed housing needs and planning for a mix of accommodation to suit all household types. • The need to make best use and improve the quality of the existing housing stock. • The need to support the delivery of independent living housing. • The need to deliver a range of employment sites to support economic growth. • The need to ensure a flexible supply of land for employment development. • The need to address the surplus of unsuitable office space in the City Centre. • The need to support economic development in the rural areas of Chelmsford. • The need to support the growth of new sectors linked to the growth of Anglia Ruskin University, such as medical technologies. • The need to raise incomes and especially for those whose incomes are in the lowest quartile. • The need to reduce out-commuting to London for work by encouraging businesses to invest and set up within Chelmsford. • The need to tackle pockets of deprivation that exist in the area. • The need to maintain and raise educational attainment and skills in the local labour force. • The need to maintain and enhance the vitality of the City Centre and South Woodham Ferrers as well as the area's larger villages.

Topic	Key Sustainability Issues
	- The need to strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs. - The need to address forecast deficits in, in particular, school places and early years and childcare provision. - The need to support the City Area's educational establishments including Anglia Ruskin University. - The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development. - The need to safeguard the identity of existing communities. - The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.
Health and Wellbeing	- The need to protect the health and wellbeing of Chelmsford's population. - The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity. - The need to plan for an ageing population. - The need to address health inequalities. - The need to protect and enhance open space provision across the Chelmsford City Area. - The need to support high quality design that creates safe and secure communities. - The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.
Transport and Accessibility	- The need to ensure timely investment in transport infrastructure and services. - The need to address congestion, particularly on and around the main A12, A130 and A414 transport corridors. - The need to address existing junction capacity issues. - The need to enhance the connectivity of more remote settlements, particularly to the north of the City Area. - The need to encourage alternative modes of transport to the car, including park and ride sites. - The need to ensure that new development is accessible to a range of community facilities and services and jobs so as to reduce the need to travel. - The need to reduce out-commuting by creating a stronger employment market within the Chelmsford City Area. - The need to encourage walking and cycling. - The need to encourage the use of public transport, and in particular key transport interchanges between different modes, namely bus and rail. - The need to encourage car sharing, especially along heavily congested transport corridors. - The need to address congestion in and around the City Centre. - The need to investigate more innovative and creative ways to tackle behaviour change, rather than simply the monitoring of travel patterns.
Land Use, Geology and Soils	- The need to encourage development on previously developed (brownfield) land. - The need to make best use of existing buildings and infrastructure. - The need to protect the best and most versatile agricultural land. - The need to protect and enhance sites designated for their geological interest.
Water	- The need to protect and enhance the quality of water sources in the Chelmsford City Area. - The need to promote the efficient use of water resources. - The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development. - The need to locate new development away from areas of flood risk, taking into account the effects of climate change. - The need to ensure the timely provision of flood defence/management infrastructure.
Air Quality	- The need to minimise the emissions of pollutants to air. - The need to improve air quality, particularly in the Army & Navy AQMA.
Climate Change	- The need to ensure that new development is adaptable to the effects of climate change. - The need to increase woodland and tree cover to help mitigate and adapt to climate change. - The need to mitigate climate change including through increased renewable energy provision.
Material Assets	- The need to minimise waste arisings and encourage reuse and recycling. - The need to promote the efficient use of mineral resources.

Topic	Key Sustainability Issues
	The need to ensure the protection of Chelmsford's mineral resources from inappropriate development, in accordance with the adopted Mineral's Local Plan.
Cultural Heritage	- The need to protect and enhance Chelmsford City Area's cultural heritage assets and their settings. - The need to avoid harm to designated heritage assets. - The need to recognise the value of non-designated heritage assets and protect these where possible. - The need to tackle heritage at risk. - The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.
Landscape and Townscape	- The need to conserve and enhance Chelmsford City Area's landscape character including the character of its villages and surrounding countryside. - The need to preserve and appropriately manage development within the Green Belt and Green Wedges. - The need to promote high quality design that respects local character. - The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments. - The need to protect landscapes of value to the local economy where these have been specifically identified in landscape character statements.

4. SA Approach

4.1 Introduction

- 4.1.1 This section describes the approach to the SA. In particular, it sets out the appraisal framework (the SA Framework) and how this has been used to appraise the key components of the Pre-Submission Local Plan. It also documents the difficulties encountered during the appraisal process including key uncertainties and assumptions.

4.2 SA Framework

- 4.2.1 The SA Framework comprises sustainability objectives and guide questions to inform the appraisal. Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the Local Plan. Broadly, the SA objectives define the long term aspirations for the City Area with regard to social, economic and environmental considerations and it is against these objectives that the performance of the Pre-Submission Local Plan has been appraised.
- 4.2.2 **Table 4.1** presents the SA Framework including SA objectives and associated guide questions. The SA objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes (**Section 2**), the key sustainability issues identified through the analysis of the socio-economic and environmental baseline conditions (**Section 3**) and comments received during consultation on the Scoping Report (see **Appendix B**). The SEA Directive topic(s) to which each of the SA objectives relates is included in the third column.

Table 4.1 SA Framework

SA Objective	Guide Questions	SEA Directive Topic(s)
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? - Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? - Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? - Will it avoid damage to, and protect, geologically important sites? - Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? - Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? - Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? - Will it provide opportunities for people to access the natural environment including green and blue infrastructure?	Biodiversity, Fauna and Flora Human Health
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	- Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? - Will it reduce the level of homelessness? - Will it help to ensure the provision of good quality, well designed homes? - Will it deliver pitches required for Gypsies, Travellers and Travelling Showpeople?	Population

SA Objective	Guide Questions	SEA Directive Topic(s)
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	- Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? - Will it maintain and enhance economic competitiveness? - Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the principal and local neighbourhood centres continue to perform a strong convenience goods role which serves local needs? - Will it support the growth of new sectors including those linked to Anglia Ruskin University? - Will it help to diversify the local economy? - Will it provide good quality, well paid employment opportunities that meet the needs of local people? - Will it improve the physical accessibility of jobs? - Will it support rural diversification and economic development? - Will it promote a low carbon economy? - Will it reduce out-commuting? - Will it improve access to training to raise employment potential? - Will it promote investment in educational establishments?	Population
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	- Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? - Will it encourage more people to live in urban areas? - Will it enhance the public realm? - Will it enhance the viability and vitality of South Woodham Ferrers town centre, and principal and local neighbourhood centres? - Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? - Will it support rural areas by providing jobs, facilities and housing to meet needs? - Will it maintain and enhance community facilities and services? - Will it increase access to schools and colleges? - Will it enhance accessibility to key community facilities and services? - Will it align investment in services, facilities and infrastructure with growth? - Will it contribute to regeneration initiatives? - Will it foster social cohesion?	Population Human Health
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	- Will it avoid locating development where environmental circumstances could negatively impact on people's health? - Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? - Will it maintain and enhance Public Rights of Way and Bridleways? - Will it promote healthier lifestyles? - Will it meet the needs of an ageing population? - Will it support those with disabilities? - Will it support the needs of young people? - Will it maintain and enhance healthcare facilities and services? - Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? - Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? - Will it improve access to healthcare facilities and services? - Will it promote community safety? - Will it reduce actual levels of crime and anti-social behaviour? - Will it reduce the fear of crime? - Will it promote design that discourages crime?	Population Human Health
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align	- Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? - Will it reduce out-commuting?	Population Human Health Air Climatic Factors

SA Objective	Guide Questions	SEA Directive Topic(s)
investment in infrastructure with growth.	- Will it encourage a shift to more sustainable modes of transport? - Will it encourage walking, cycling and the use of public transport? - Will it help to reduce traffic congestion and improve road safety? - Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? - Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? - Will it support the expansion of, or provision of additional, park and ride facilities? - Will it enhance Chelmsford's role as a key transport node? - Will it reduce the level of freight movement by road?	
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	- Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? - Will it avoid the loss of agricultural land including best and most versatile land? - Will it reduce the amount of derelict, degraded and underused land? - Will it encourage the reuse of existing buildings and infrastructure? - Will it prevent land contamination and facilitate remediation of contaminated sites?	Material Assets Soil
8. Water: To conserve and enhance water quality and resources.	- Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration in existing status and/or failure to achieve the objective of good status under the Water Framework Directive? - Will it improve ground and surface water quality? - Will it reduce water consumption and encourage water efficiency? - Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?	Water
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	- Will it help to minimise the risk of flooding to existing and new developments/infrastructure? - Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? - Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? - Will it ensure that new development does not give rise to flood risk elsewhere? - Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? - Will it encourage the use of multifunctional areas and landscape design for drainage? - Will it help to discourage inappropriate development in areas at risk from coastal erosion? - Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?	Climatic Factors Water
10. Air: To improve air quality.	- Will it maintain and improve air quality? - Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? - Will it avoid locating development in areas of existing poor air quality? - Will it minimise emissions to air from new development?	Air Human Health Biodiversity, Fauna and Flora

SA Objective	Guide Questions	SEA Directive Topic(s)
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	- Will it minimise energy use and reduce or mitigate greenhouse gas emissions? - Will it plan or implement adaptation measures for the likely effects of climate change? - Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? - Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?	Climatic Factors
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	- Will it minimise the demand for raw materials? - Will it promote the use of local resources? - Will it reduce minerals extracted and imported? - Will it increase efficiency in the use of raw materials and promote recycling? - Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? - Will it reduce waste arisings? - Will it increase the reuse and recycling of waste? - Will it support investment in waste management facilities to meet local needs? - Will it support the objectives and proposals of the Essex Minerals Local Plan?	Material Assets
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	- Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? - Will it tackle heritage assets identified as being 'at risk'? - Will it promote sustainable repair and reuse of heritage assets? - Will it protect or enhance the significance of designated heritage assets? - Will it protect or enhance the significance of non-designated heritage assets? - Will it promote local cultural distinctiveness? - Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? - Will it improve and promote access to buildings and landscapes of historic/cultural value? - Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?	Cultural Heritage Landscape
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	- Will it conserve and enhance landscape character and townscapes? - Will it promote high quality design in context with its urban and rural landscape? - Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? - Will it help to conserve and enhance the character of the undeveloped coastline? - Will it avoid inappropriate erosion to the Green Wedges?	Landscape Cultural Heritage

4.2.3

Table 4.2 shows the extent to which the SA objectives encompass the range of issues identified in the SEA Directive.

Table 4.2 Coverage of the SEA Directive Topics by the SA Objectives

SEA Directive Topic	SA Objective(s)
Biodiversity	1, 10
Population *	2, 3, 4, 5, 6
Human Health	1, 4, 5, 6, 10
Fauna	1, 10
Flora	1, 10
Soil	7
Water	8, 9
Air	6, 10
Climatic Factors	6, 9, 11
Material Assets *	7, 12
Cultural Heritage including architectural and archaeological heritage	13, 14
Landscape	13, 14

* These terms are not clearly defined in the SEA Directive.

4.3 Methodology

- 4.3.1 Based on the contents of the Pre-Submission Local Plan detailed in **Section 1.3**, the SA Framework has been used to appraise the following key components of the document:
- ▶ Local Plan Vision and Spatial Principles (note that the Strategic Priorities have not been assessed separately as they are reflected through the Vision and Spatial Principles, as well as the policies, of the Pre-Submission Local Plan);
 - ▶ the quantum of growth to be provided over the plan period (development requirements) and distribution of that growth (Spatial Strategy);
 - ▶ site allocations to deliver the development requirements across the three Growth Areas identified in the Pre-Submission Local Plan (including reasonable alternatives); and
 - ▶ Local Plan policies including development requirements for proposed site allocations contained in Chapter 7 of the Pre-Submission Local Plan.
- 4.3.2 The approach to the appraisal of each of the elements listed above is set out in the sections that follow.

Local Plan Vision and Spatial Principles

- 4.3.3 It is important that the Vision and Spatial Principles of the Local Plan are aligned with the SA objectives. The Vision and Spatial Principles contained in the Pre-Submission Local Plan (see **Section 1.3**) have therefore been appraised for their compatibility with the objectives that comprise the SA Framework to help establish whether the proposed general approach to the Local Plan is in accordance with the principles of sustainability. A compatibility matrix has been used to record the appraisal, as shown in **Table 4.3**.

Table 4.3 Compatibility Matrix

SA Objective	Spatial Principle			
	Vision	Spatial Principle 1	Spatial Principle 2	Spatial Principle 3...etc
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	0	+	?
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	+	-	+	+
3. Etc...	+	0	+	?

Key

+	Compatible	?	Uncertain
0	Neutral	-	Incompatible

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both compatibilities and incompatibilities between the Vision/Spatial Principles and the SA objectives. Where a box is coloured but also contains a '?', this indicates a degree of uncertainty regarding the relationship between the Vision/Spatial Principles and the SA objectives, although a professional judgement is expressed in the colour is used.

- 4.3.4 The findings of the compatibility assessment of the Vision and Spatial Principles and the SA objectives are presented in **Section 5.2**.

Development Requirements and Spatial Strategy

- 4.3.5 The development requirements and Spatial Strategy have been appraised against each of the SA objectives that comprise the SA Framework using an appraisal matrix. The matrix includes:

- ▶ the SA objectives;
- ▶ a score indicating the nature of the effect for each option on each SA objective;
- ▶ a commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, duration, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- ▶ recommendations, including any mitigation or enhancements measures.

- 4.3.6 The format of the matrix that has been used in the appraisal is shown in **Table 4.4**. A qualitative scoring system has been adopted which is set out in **Table 4.5** and to guide the appraisal, specific definitions have been developed for what constitutes a significant effect, a minor effect or a neutral effect for each of the 14 SA objectives; these can be found in **Appendix E**.

Table 4.4 Appraisal Matrix

SA Objective	Guide Questions	Score	Commentary
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	- Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? - Will it tackle heritage assets identified as being 'at risk'? - Etc.	-	<u>Likely Significant Effects</u> A description of the likely significant effects of the preferred option on the SA objective has been provided here, drawing on baseline information as appropriate. <u>Mitigation</u> - Mitigation and enhancement measures are outlined here. <u>Assumptions</u> - Any assumptions made in undertaking the appraisal are listed here. <u>Uncertainties</u> - Any uncertainties encountered during the appraisal are listed here.

Table 4.5 Scoring System

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

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

- 4.3.7 The completed appraisal matrices are presented at **Appendix F**. Summaries of the results of the appraisals are provided in **Section 5.3** of this report together with the Council's justification for the selection of the preferred options in light of the reasonable alternatives considered.

Growth Areas and Associated Proposed Site Allocations (including Reasonable Alternatives)

- 4.3.8 The Pre-Submission Local Plan identifies a total of 43 proposed site allocations. The proposed site allocations have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance.
- 4.3.9 Additionally, reasonable alternatives considered by the Council in developing the Local Plan to-date have been subject to SA using the SA objectives and reporting matrices to ensure consistency

with the preferred options. This includes sites initially assessed as part of the SA of the Preferred Options Consultation Document (which have been reviewed in order to take into account relevant information provided by promoters and consultation responses where appropriate) and new sites submitted in response to the consultation as well as sites previously discounted in Green Wedges and Green Corridors.

- 4.3.10 Some of the alternative sites identified and appraised are only considered to be 'reasonable' where they form part of a cluster of sites and these have been appraised by first considering the performance of individual sites and then by determining the overall cumulative effect on the sites in each cluster.
- 4.3.11 It should be noted that the site appraisal does not take into account the provisions of the associated site allocation policies contained in Chapter 7 of the Pre-Submission Local Plan nor the mitigation provided by the other proposed Local Plan policies contained in the document. This is to ensure that all sites are considered equally.
- 4.3.12 The site appraisal criteria and outcomes of this assessment are presented at **Appendix G**.

Local Plan Policies

- 4.3.13 The proposed Local Plan policies contained in the Pre-Submission Local Plan have been appraised against the SA objectives by plan chapter/subsection with a score awarded both for each constituent policy and for the cumulative effect of each chapter/subsection. A matrix has been used to record the findings of the appraisal, as shown in **Table 4.6**, adopting the qualitative scoring system set out in **Table 4.5** and guided by the definitions of significance in **Appendix E**. The appraisal matrices are presented at **Appendix H**.

Table 4.6 Policy Appraisal Matrix

SA Objective	Policy CO1	Policy CO2	Etc..	Cumulative Effect	Commentary
1 Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-I?	-I?	-I?	<u>Likely Significant Effects</u> A description of the likely significant effects of the plan policies on the SA objective has been provided here, drawing on baseline information as appropriate. <u>Mitigation</u> - Mitigation and enhancement measures are outlined here. <u>Assumptions</u> - Any assumptions made in undertaking the appraisal are listed here. <u>Uncertainties</u> - Any uncertainties encountered during the appraisal are listed here.

- 4.3.14 As the policies contained in Chapter 7 of the Pre-Submission Local Plan are area/site specific, they have been appraised separately. Those policies that relate to specific site allocations have been assessed by taking forward the findings of the initial site assessment and applying the associated development requirements (as set out in the related policies). This has enabled consideration of the extent to which the policies of Chapter 7 may help to mitigate adverse effects and enhance positive effects associated with the delivery of the proposed site allocations and, subsequently, the identification of where there would be residual significant effects. The remaining strategic and development management policies of this chapter (including those related to Special Policy Areas) have also been appraised. The appraisal of these policies is presented in **Appendix I**.

Secondary, Cumulative and Synergistic Effects

- 4.3.15 The SEA Directive and SEA Regulations require that the secondary, cumulative and synergistic effects of the Local Plan are assessed. In particular, it is important to consider the combined sustainability effects of the policies and proposals of the Local Plan both alone and in-combination with other plans and programmes.
- 4.3.16 As noted above, the appraisal of the proposed Local Plan policies has been undertaken by chapter/subsection in order to determine the cumulative effects of each policy area/topic. In addition, a cumulative effects assessment has been undertaken in order to clearly identify areas where policies work together. This is presented in **Section 5.6**. Additional commentary is also provided with respect to where the policies and proposals of the Pre-Submission Local Plan may have effects in-combination with other plans and programmes.

4.4 When the SA was Undertaken and by Whom

- 4.4.1 This SA of the Pre-Submission Local Plan was undertaken by Amec Foster Wheeler in Autumn/Winter 2017.

4.5 Difficulties Encountered in Undertaking the Appraisal

- 4.5.1 The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the appraisal process. These uncertainties and assumptions are detailed in the appraisal matrices. Those uncertainties and assumptions common across the appraisal are outlined below.

Uncertainties

- ▶ The exact composition and design of future development proposals is unknown and would be subject to planning approval.
- ▶ The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
- ▶ The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the Local Plan, site specific proposals and viability.
- ▶ The exact scale of greenhouse gas emissions associated with the implementation of the policies and proposals contained in the Pre-Submission Local Plan will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
- ▶ The exact scale of waste arisings associated with the Local Plan will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.

Assumptions

- ▶ It is assumed that the Council will continue to liaise with Anglian Water and Essex and Suffolk Water with regard to infrastructure requirements for future development.
- ▶ Measures contained in Essex and Suffolk Water's Water Resources Management Plan would be expected to help ensure that future water resource demands are met.
- ▶ There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality.

- ▶ It is assumed that, where appropriate, development proposals would be accompanied by a Flood Risk Assessment (FRA) and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk.
- ▶ It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area.

5. Appraisal of the Pre-Submission Local Plan

5.1 Introduction

- 5.1.1 This section presents the findings of the appraisal of the Pre-Submission Local Plan. It assesses the compatibility of the Local Plan Vision and Spatial Principles with the SA objectives (**Section 5.2**) before summarising the appraisals of the development requirements and Spatial Strategy (**Section 5.3**), Growth Areas (including associated site allocations) (**Section 5.4**) and Local Plan policies (**Section 5.5**). The cumulative, synergistic and secondary effects of the Pre-Submission Local Plan, both alone and in-combination with other plans and programmes, are considered in **Section 5.6**.

5.2 Local Plan Strategic Priorities, Vision and Spatial Principles

- 5.2.1 As detailed in **Section 1.3** the Pre-Submission Local Plan contains nine Strategic Priorities for Chelmsford. The Strategic Priorities have not been assessed separately; this is because they are reflected through the Local Plan Vision and Spatial Principles, as well as the policies, of the Pre-Submission Local Plan and which have been subject to SA as part of the preparation of this report. In this regard, **Table 5.1** highlights how the Strategic Priorities are captured in the Vision, Spatial Principles and policies of the Pre-Submission Local Plan.

Table 5.1 Strategic Priorities

Pre-Submission Local Plan Chapter	Strategic Priorities								
	1	2	3	4	5	6	7	8	9
4 - Our Vision and Spatial Principles	✓	✓	✓	✓	✓	✓	✓	✓	✓
5 - Creating Sustainable Development	✓				✓	✓	✓		✓
6 - How will Future Development Growth be Accommodated?	✓	✓	✓		✓	✓	✓	✓	✓
7 - Where will Development Growth be Focused?	✓	✓	✓	✓	✓	✓	✓	✓	✓
8 - Protecting and Securing Important Assets	✓	✓	✓	✓	✓	✓	✓	✓	✓
9 - Making High Quality Places	✓	✓			✓		✓	✓	
10 - Monitoring and Implementation	✓	✓	✓	✓	✓	✓	✓	✓	✓

- 5.2.2 A matrix has been completed to assess the compatibility of the Vision and Spatial Principles contained in the Pre-Submission Local Plan against the SA objectives. **Table 5.2** presents the results of this compatibility assessment.

Vision

- 5.2.3 The Vision for the City Area seeks to deliver significant growth over the plan period in terms of housing, employment and associated services, facilities and infrastructure whilst protecting and

enhancing the built and natural environment. Reflecting its emphasis on growth, the promotion of sustainable communities and environmental conservation and enhancement, the Vision has been assessed as being compatible with the majority of the SA objectives. There is the potential for conflicts, particularly between those elements of the Vision that support growth and SA objectives concerning environmental protection and enhancement (and vice-versa), although any such conflict would likely be managed by the policies and proposals of the Pre-Submission Local Plan. In consequence, where the relationship between the Vision and SA objectives relating to biodiversity (SA Objective 1), cultural heritage (SA Objective 13) and landscape and townscape (SA Objective 14) has been assessed as being compatible, a degree of uncertainty has been identified.

- 5.2.4 Incompatibilities have been identified between the Vision and waste and resources (SA Objective 12). This reflects the anticipated increase in the use of resources and generation of waste during the construction and operation of new development in the City Area.
- 5.2.5 The potential for both compatibilities and incompatibilities has been identified in respect of those SA objectives relating to land use (SA Objective 7), water (SA Objective 8), air quality (SA Objective 10) and climate change (SA Objective 11). Whilst the Vision promotes environmental protection and enhancement together with the sustainable location of development (for example, by seeking to maximise development opportunities within “*a compact and vibrant City Centre*”), growth will inevitably lead to an increase in resource use, land take and emissions to air including greenhouse gases. The Vision has also been assessed as having both a compatible and incompatible relationship with transport (SA Objective 6). The Vision promotes sustainable neighbourhoods, seeks to maximise development opportunities in the City Centre and supports the creation of local employment opportunities and investment in infrastructure which may help to reduce out commuting, promote the use of public transport and address highways capacity constraints. The Vision also specifically seeks to improve “*the way people move around by public transport, by bike, on foot and in private vehicles*”. However, growth supported by the Vision will inevitably lead to an increase in vehicle movements.
- 5.2.6 Overall, the Vision performs well when assessed against the SA objectives although there are uncertainties and potential conflicts could arise between growth, resource use and environmental factors. It is considered that the Vision could be revised to place greater emphasis on climate change mitigation and adaptation and the sustainable use of natural resources.

Spatial Principles (Strategic Policy S1)

- 5.2.7 The Spatial Principles set out in Strategic Policy S1 are broadly supportive of the SA objectives with very few incompatibilities identified. All of the SA objectives are supported by one or more of the Spatial Principles whilst conversely, none of the Spatial Principles have been assessed as being incompatible with all of the SA objectives.
- 5.2.8 SA Objective 4 (Sustainable Living and Revitalisation) is particularly well supported by the Spatial Principles. This reflects the emphasis of the Spatial Principles on supporting urban renewal, delivering development in accessible, well-served and well-connected locations and ensuring the provision of infrastructure and services to meet local needs. For these reasons, the Spatial Principles have also been assessed as being compatible with those SA objectives relating to housing (SA Objective 2), the economy (SA Objective 3) and transport (SA Objective 6). Reflecting the objective to support urban renewal, and allied with the intent to protect the Green Belt and the City Area’s biodiversity, heritage and landscape character, the Spatial Principles are also considered to be particularly supportive of those SA objectives relating to biodiversity (SA Objective 1), health and wellbeing (SA Objective 5) cultural heritage (SA Objective 13) and landscape and townscape (SA Objective 14).
- 5.2.9 The compatibility assessment presented in **Table 5.2** serves to highlight that in some instances, conflicts may exist between the Spatial Principles and the SA objectives, or their relationship is uncertain. Where conflicts or uncertainties have been identified, this generally relates to, on the one hand, the aspiration for growth, and on the other, the need to protect and enhance environmental assets and minimise resource use, waste and greenhouse gas emissions. In this regard, the Spatial Principle relating to the renewal of the City Centre and Urban Area is likely to

lead to increased resource use (including water), waste generation and emissions associated with new development whilst effects on the City Area's environmental assets are likely to be uncertain and dependent on the exact quantum and location of development. Conversely, those Spatial Principles that seek to protect the area's environmental assets could serve to restrict growth and may therefore result in conflicts in respect of housing delivery (SA Objective 2), the economy (SA Objective 3) and rural community vitality (SA Objective 4) in particular.

5.2.10

Collectively, the Spatial Principles are considered to be broadly supportive of the SA objectives. Where possible incompatibilities or uncertainties have been identified, these can be resolved if development takes place in accordance with all of the Spatial Principles. As such, an incompatibility or uncertainty is not necessarily an insurmountable issue but one that may need to be considered in the development of policies that comprise the Local Plan. As with the Vision, it is considered that the Spatial Principles could be revised to place greater emphasis on climate change mitigation and adaptation and the sustainable use of natural resources.

Table 5.2 Compatibility Matrix

SA Objective	Local Plan Vision Spatial Principles											
	Vision	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 settlements	Ensure development is deliverable	Ensure new development is served by necessary infrastructure	Use development to secure new infrastructure	Plan for the longer-term
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+/?	+	?	?	0	+	+	?	0	?	?	+/?
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	+	0	+	0	0	?	-	?	+	+	+	+/?
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	+	0	+	+	0	?	-	+	+	+	+	+/?
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	+	+	+	+	0	+/-	0	+	0	+	+	+/?
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	+	0	0	+	+	+	+	+	0	+	+	+/?

SA Objective	Local Plan Vision Spatial Principles											
	Vision	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 settlements	Ensure development is deliverable	Ensure new development is served by necessary infrastructure	Use development to secure new infrastructure	Plan for the longer-term
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+/-	0	+	+	0	0	0	+	0	+	+	+/?
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	+/-	+	?	?	0	+	+	?	0	?	?	+/?
8. Water: To conserve and enhance water quality and resources.	+/-	0	-	0	+	0	+	0	0	+/-	+/-	+/?
9. Flood Risk and coastal erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	0/?	0	?	?	+	+	?	?	0	+/?	+/?	+/?
10. Air: To improve air quality.	+/-	0	+/-	+	0	0	0	+/-	0	+/?	+/?	+/?
11. Climate change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+/-	0	+/-	+	+	0	0	+/-	0	+/?	+/?	+/?
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of resources.	-	+	-	0	0	0	0	0	0	+/-	+/-	+/?

SA Objective	Local Plan Vision Spatial Principles											
	Vision	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 settlements	Ensure development is deliverable	Ensure new development is served by necessary infrastructure	Use development to secure new infrastructure	Plan for the longer-term
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	+/?	0	?	?	+	+	+	+	0	?	?	+/?
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	+/?	+	?	?	0	+	+	+	0	?	?	+/?

Key

+	Compatible	?	Uncertain
0	Neutral	-	Incompatible

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both compatibilities and incompatibilities between the Vision/Spatial Principles and the SA objectives. Where a box is coloured but also contains a '?', this indicates a degree of uncertainty regarding the relationship between the Vision/Spatial Principles and the SA objectives although a professional judgement is expressed in the colour used.

5.3 Development Requirements and the Spatial Strategy

5.3.1 The Pre-Submission Local Plan makes provision for 21,893 dwellings, nine permanent pitches for Gypsies and Travellers, 24 permanent plots for Travelling Showpeople, 55,000 sqm of employment floorspace and 13,400 sqm of retail floorspace over the plan period (see Strategic Policy S8). The Spatial Strategy seeks to focus this growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt (see Strategic Policy S9). Together, the development requirements and Spatial Strategy form the overarching strategy for the Local Plan and they have been appraised against the SA objectives in accordance with the approach set out in **Section 4**. The findings of the appraisal are presented in **Appendix F**. **Table 5.3** summarises the findings of this appraisal and identifies the cumulative likely significant effects of the Local Plan strategy.

Table 5.3 Summary of the Appraisal of the Development Requirements and Spatial Strategy

Local Plan Strategy Components	1. Biodiversity and Geodiversity	2. Housing	3. Economy, skills and employment	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use and Soils	8. Water	9. Flood Risk and Coastal Erosion	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Housing/Gypsy Traveller and Travelling Showpeople Requirement	-/?	++	++	+/-	+/-	+/- /?	+/-	-	-/?	-/?	-/?	-	+/- /?	+/- /?
Employment/Retail Requirement	-/?	0	++	+	+/- /?	+/- /?	+/-	-	-/?	+/- /?	+/- /?	-	+/- /?	+/- /?
Spatial Strategy	+/- /?	++	++	++/ -	++/ -	++/ -	+/-	+/-	+/-	+/-	+	~	+/- /?	+/-
Cumulative Effect	+/- ?	++	++	++/ -	++/ -	++/ -	+/-	+/-	+/-	+/-	+/-	-	+/- /?	+/- /?

5.3.2 The provision of 21,893 dwellings over the plan period would meet and exceed the City Area's objectively assessed housing need of 805 net new homes per-year, as identified in the Objectively Assessed Housing Needs (OAHN) Study (2016). This housing requirement includes an uplift from the demographic start to cover projections for future jobs, past delivery and market signals together with close to a further 20% supply capacity, all of which equates to a total requirement of 952 dwellings per annum. The development requirements are in accordance with the recommendations of the OAHN Study, which states that an uplift is needed to respond to issues related to the past provision of homes and to address 'market signals,' including London-related migration needs. The development requirements are also expected to help provide a degree of flexibility by ensuring choice and competition in the market by increasing the supply of housing

land, which is consistent with the NPPF's direction that local planning authorities should seek to boost significantly the supply of housing (see para 47) and the broad aim of the Housing White Paper (2017). The provision of nine permanent pitches for Gypsies and Travellers and 24 permanent plots for Travelling Showpeople, meanwhile, would also meet the requirements identified in the Gypsy and Traveller Accommodation Assessment⁷⁴. Overall, the development requirements set out in the Pre-Submission Local Plan are expected to have a significant positive effect on housing (SA Objective 2).

- 5.3.3 The provision of 55,000 sqm of employment floorspace and 13,400 sqm of retail floorspace has been appraised as having a significant positive effect in respect of the economy (SA Objective 3). The Council's Employment Land Review (ELR) (2015) highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region (which comprises the local authority areas of Chelmsford, Brentwood and Maldon) and has the largest economy, contributing £3.4 billion to the UK economy in 2011 (around 60% of the total Heart of Essex contribution). However, the ELR found that Chelmsford has a relatively limited supply of land to accommodate future growth, particularly in respect of office uses. In this context, the provision of a minimum of 55,000 sqm of employment floorspace over the plan period to support 725 jobs per annum and retail provision would be expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses and attracting inward investment. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses.
- 5.3.4 Focusing the majority of growth in and adjacent to Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements (outside the Green Belt) should ensure that prospective residents and workers have good access to key services, facilities and employment opportunities by virtue of the wide range of services, facilities and jobs these settlements provide and their good transport links. It is also anticipated that growth will promote investment in additional facilities, services and infrastructure, stimulating urban regeneration, minimising the need to travel by car and promoting walking and cycling. In this regard, the Spatial Strategy includes a number of proposed transport infrastructure improvements including a proposed new Chelmsford North-East By-pass, new radial distributor roads to the north east of Chelmsford, highways improvements (including at the Army and Navy Junction and to the A132) and two park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as existing planned infrastructure including a new rail station to the north east of Chelmsford. The Spatial Strategy also defines Special Policy Areas within and around existing facilities and institutions including Broomfield Hospital and Writtle University College which is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.
- 5.3.5 Overall, significant positive effects have therefore been identified in respect of sustainable living and revitalisation (SA Objective 4), health and wellbeing (SA Objective 5) and transport (SA Objective 6). However, it is recognised that growth (if unmitigated) could place pressure on existing facilities and services as well as on the strategic highways network and in consequence, minor negative effects have also been identified in respect of these objectives.
- 5.3.6 No further cumulative significant positive effects have been identified during the appraisal of the development requirements and Spatial Strategy.
- 5.3.7 The Spatial Strategy would deliver approximately 2,200 dwellings, 4,000 sqm of office floorspace and 11,500 sqm of retail floorspace on brownfield sites. This will generate a positive effect on land use (SA Objective 7). However, the scale of development requirements and the limited number of suitable brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon and North of Broomfield) and South Woodham Ferrers and at Boreham,

⁷⁴ The Gypsy and Traveller Accommodation Assessment covers the period 2016 to 2033 and identifies a requirement of 8 additional nomadic Gypsy and Traveller pitches and 20 additional nomadic Travelling Showpeople plots to be developed by 2033. Extrapolating these figures up to 2036 by calculating the average numbers required per year from 2016 to 2033 and adding them on to 2016 to 2033 requirements results in the total requirements of 9 Gypsy and Traveller pitches and 24 Travelling Showpeople plots up to 2036.

Great Leighs, Danbury, Bicknacre, Writtle and Galleywood would be required to deliver approximately 75% of new development (greenfield/mixed greenfield and brownfield sites. This will lead to a loss of approximately 446 hectares (ha) of Grade 3 agricultural land and approximately 252 ha of Grade 2 land (land in grades 1, 2 and 3a is classified as the best and most versatile agricultural land at Annex 2 of the National Planning Policy Framework) which equates to around 2.5% of the total Grade 2 and around 2.2% of the total Grade 3 land in the City Area. Allied with the potential construction of a Chelmsford North-East By-pass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant. In consequence, a significant negative effect has also been identified in respect of SA Objective 7.

- 5.3.8 No further cumulative significant negative effects have been identified during the appraisal of the development requirements and Spatial Strategy.
- 5.3.9 New development will result in increased resource use and the generation of waste and in consequence, a cumulative negative effect is expected in respect of SA Objective 13.
- 5.3.10 The development requirements and Spatial Strategy have been assessed as having cumulative mixed positive and negative effects on the remaining SA objectives. Sustainable, well-located development will present an opportunity to enhance the natural and built environment of the City Area. In particular, the redevelopment of brownfield sites, protection of Green Wedges within the City Area and the designation of Green Corridors, allied with the delivery of strategic scale sustainable urban extensions which follow Garden City principles, could help to both minimise the adverse effects of development and deliver environmental enhancement by extending the City Area's green infrastructure networks. Green infrastructure provision may also present opportunities for recreation and climate change adaptation (including flood risk management). However, growth in the City Area is likely to have a range of adverse environmental and social effects during both the construction and operation of new development and arising from, for example, land take, disturbance (e.g. noise), recreational pressure (in respect of nature conservation sites), increased vehicle movements and associated emissions to air, the use of energy and resources, and impacts on landscape and townscape character. These adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are therefore not considered likely to be significant. Nonetheless, some uncertainty remains, particularly in respect of biodiversity (SA Objective 1), cultural heritage (SA Objective 13) and landscape and townscape (SA Objective 13) as the likelihood of positive and negative effects on these objectives will be dependent on the exact type, location and design of new development as well as the proximity and sensitivity of nearby receptors.

Reasons for the Selection of the Preferred Housing Requirement and for the Rejection of Alternatives

- 5.3.11 A total of three housing target projections were identified in the Issues and Options Consultation Document. The options were as follows:
- ▶ **Option 1: National Household Projections** - 657 dwellings per annum (9,885 dwellings over the plan period);
 - ▶ **Option 2: Objectively Assessed Need** - 775 dwellings per annum (11,625 dwellings over the plan period); and
 - ▶ **Option 3: Objectively Assessed Need and a 20% Buffer** - 930 dwellings per annum (13,950 dwellings over the plan period, rounded to 14,000 dwellings in the Issues and Options Consultation Document).
- 5.3.12 The appraisal of the options contained in the accompanying Issues and Options SA Report (November 2015) concluded that the range and type of effects associated with all three housing target projections were similar with significant positive effects identified in respect of housing and the economy in particular, but negative effects expected in respect of biodiversity, air quality, water, flood risk, climate change and waste and resources. Significant negative effects were identified in respect of land use for all projections due to the substantial area of greenfield land likely to be required to accommodate housing growth over the plan period.

- 5.3.13 The findings of the appraisal indicated that Option 2 (a housing target of 775 dwellings per year) and Option 3 (930 dwellings per year) were the best performing options when considered against the SA objectives although as Option 3 would result in a housing target that exceeds the City Area's objectively assessed housing need, it would be expected to deliver the greatest benefits in terms of housing delivery and economic growth of all three options. However, reflecting the scale of growth under this option, the appraisal also highlighted that the magnitude of negative effects across a number of the environmental SA objectives may be increased relative to Options 1 and 2.
- 5.3.14 In terms of Option 1 (657 dwellings per annum), the SA Report concluded that this level of delivery would fall short of the City Area's objectively assessed housing need and in consequence, it would be likely to result in the current and future housing needs of the City Area going unmet.
- 5.3.15 In the Preferred Options Consultation Document, a housing requirement of 22,162 dwellings was proposed. The appraisal of this option, as presented in the accompanying SA Report, found that housing growth would have significant positive effects in respect of housing and the economy in particular, but negative effects with regard to biodiversity, air quality, water, flood risk, climate change and waste and resources. Like the housing target projections considered at the Issues and Options stage, significant negative effects were identified in respect of land use due to the substantial area of greenfield land likely to be required to accommodate housing growth over the plan period.
- 5.3.16 It should be noted that whilst the housing requirement proposed in the Preferred Options Consultation Document is slightly above that set out in the Pre-Submission Local Plan of 21,893 dwellings (which reflects changes to the proposed housing site allocations and existing commitments), the underpinning approach is consistent (i.e. to meet in full the Council's objectively assessed housing need and include buffer of approximately 20%) and the overall difference in number of dwellings to be delivered over the plan (approximately 12 dwellings per annum) is very small. In consequence, there would be no substantive difference in the type, range and magnitude of effects on the SA objectives associated with both requirements.

Reasons for the Selection of the Preferred Housing Requirement

- 5.3.17 In accordance with national planning policy, the Pre-Submission Local Plan seeks to meet the Council's full objectively assessed housing need of 805 homes per year in the period 2013-2036. The objectively assessed housing need for Chelmsford includes economic, past provision and market signal uplifts above the latest 2014 demographic starting point as recommended in an independent OAHN Study 2016 published for the Housing Market Area (HMA) in November 2016. Using the full objectively assessed housing need of 805 new homes per-year, the total requirement is 18,515 dwellings for the 23 years from 2013-2036.
- 5.3.18 The Government has indicated through the publication of the Housing White Paper, that there will be a more standardised national approach to formulating housing need. It is also possible that local planning authorities will need to increase their housing targets. Therefore, to address this issue and also provide flexibility in the supply of housing sites and help significantly boost its supply, the Council proposes to allocate in the Local Plan capacity to provide close to a further 20% supply buffer above the objectively assessed housing need. The 20% allows for an additional year of housing supply in Chelmsford to be maintained throughout the Local Plan period. The Council will reassess this position in light of the final proposals following the Government's consultation on the Housing White Paper.
- 5.3.19 The Council has also had regard to the findings of the Issues and Options SA Report and consultation responses received to the Issues and Options Consultation Document. The Issues and Options SA Report indicated that a housing requirement based on objectively assessed housing need and a 20% buffer (Option 3) performed well when considered against most of the SA objectives and would be expected to deliver the greatest benefits in terms of housing delivery and economic growth of all three options considered. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in a feedback report published in June 2016. This states that there was general agreement from general, specific and Duty-to-Cooperate consultees (except Parish/Town Councils) for the Council's intention to meet its objectively assessed housing need and the 20% buffer.

- 5.3.20 The Council's latest Strategic Land Availability Assessment (SLAA) shows that more than sufficient land is being promoted for development outside of the Green Belt, Green Wedges and Green Corridors through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period including the housing requirement set out within the Pre-Submission Local Plan. Furthermore, the Local Plan evidence base (e.g. the SHLAA, Landscape Capacity and Sensitivity Assessment and Water Cycle Study) indicates that the housing and employment development sites are suitable, available and achievable.
- 5.3.21 Overall, for the reasons set out above, the preferred housing requirement seeks to meet the Council's full objectively assessed housing need of 805 homes per year in the period 2013-2036 plus a 20% buffer.
- 5.3.22 In accordance with the national Planning Policy for Traveller Sites (PPTS), the Council alongside the other Essex local Authorities undertook a Gypsy and Traveller Accommodation Assessment in 2016. This identified those Gypsies, Travellers and Travelling Showpeople which should be planned for in accordance with the PPTS, as they retain a nomadic lifestyle, and those which should otherwise have their specific cultural needs of living accommodation met in accordance with the Equalities Act 2014, the Children's and Families Act 2014 and the Human Rights Act 1998, but no longer exercise a nomadic lifestyle and where the PPTS does not apply. The Local Plan needs to consider the accommodation needs of all Gypsies, Travellers and Travelling Showpeople, but this will be done through different planning policy criteria for those who still lead a nomadic habit of life and those which no longer travel. For those Gypsies and Travellers that do not meet the PPTS definition, their needs will be considered through the provisions for specialist housing covered by Policy HO1 of the Pre-Submission Local Plan.
- 5.3.23 The latest Gypsy and Traveller Accommodation Assessment covers the period 2016 to 2033 and identifies a requirement of 8 additional nomadic Gypsy and Traveller pitches and 20 additional nomadic Travelling Showpeople plots to be developed by 2033 within Chelmsford. Extrapolating these figures up to 2036, by calculating the average numbers required per year from 2016 to 2033 and adding them on to 2016 to 2033 requirements, results in the total requirements of nine Gypsy and Traveller pitches and 24 Travelling Showpeople plots up to 2036. The Gypsy and Traveller Accommodation Assessment finds no evidence of need for a transit site within Chelmsford.
- 5.3.24 The Council will expect to see Travelling Showpeople accommodation provided on suitable large strategic development allocations in order to deliver a choice of homes and to create mixed communities. Expectations for the delivery of the strategic growth locations including requirements for Traveller accommodation and affordable housing are set out in separate strategic site policies.
- 5.3.25 Overall, the Pre-Submission Local Plan seeks to meet the Council's full needs for new Gypsy and Traveller Accommodation in the period 2013-2036.

Reasons for the Rejection of Alternatives

- 5.3.26 The reasons for the rejection of the alternative housing requirements considered in preparing the Local Plan are set out in **Appendix F**.

Reasons for the Selection of the Preferred Employment Requirement and for the Rejection of Alternatives

- 5.3.27 Two options relating to the number of jobs to be provided over the plan period were presented for consultation as part of the Issues and Options Consultation Document and subject to SA, as follows:
- ▶ **Option 1: 2012 Sub-National Population Projections based** - 727 jobs per year; and
 - ▶ **Option 2: Employed People** - 887 jobs per year.
- 5.3.28 The findings of the SA presented in the SA Report (November 2015) indicated that the range and type of effects associated with both employment target projections were likely to be similar. Significant positive effects were identified in respect of the economy with more minor positive

effects expected on urban renaissance. No significant negative effects were identified during the assessment although there was considered to be the potential for adverse effects across the majority of the other SA objectives.

- 5.3.29 The Preferred Options Consultation Document included requirements for 55,000 sqm of employment floorspace (to support 725 jobs) and 13,400 sqm of retail floorspace and these were assessed as part of the accompanying SA Report. The employment and retail requirements proposed in the Preferred Options Consultation Document have been carried forward to the Pre-Submission Local Plan.

Reasons for the Selection of the Preferred Employment Requirement

- 5.3.30 National policy requires Local Plans to proactively drive and support sustainable economic development to deliver jobs that the country needs. The Council wants Chelmsford's economy to develop further and for businesses to be even more successful and productive. To achieve this, the Local Plan will ensure that there is an appropriate quantity and range of employment land to enable the local economy to function efficiently. The Local Plan will also assist in the creation of new jobs and inward investment by less direct means, for example, by supporting the expansion of education and training, facilitating improvements to transport and telecommunications and by maintaining an attractive environment through the protection of the landscape and heritage assets.
- 5.3.31 Chelmsford's economy and employment base is strong and continues to grow in line with its role as a regional administrative and commercial centre. Chelmsford supports around 83,000 jobs – the second highest of any district in Essex and there are around 8,500 businesses.
- 5.3.32 The economy of Chelmsford is mixed with high numbers of jobs in the service sector, education and health, administration, manufacturing and construction. The Chelmsford Economic Strategy, 2016-2036 identifies growing employment sectors that are set to create new jobs over the next 20 years including advanced manufacturing, low carbon and renewables, life sciences and healthcare, digital and creative services, financial and business services and logistics.
- 5.3.33 As part of the OAHN Study 2016, an analysis of economic forecasts was undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes needed to accommodate these levels of growth. An ELR, Retail Capacity Study and Office Needs Assessment have also been carried out which determine the amount and types of employment and retail floorspace that will be required within the Local Plan period.
- 5.3.34 Based on this evidence, the Local Plan seeks to deliver an average of 725 new jobs per-year in the period to 2036 to meet the objectively assessed jobs need. Not all these jobs will arise from new allocations as there will be jobs created in existing businesses.
- 5.3.35 The Chelmsford Retail Capacity Study 2015 shows a current and growing need for more food retail floorspace of up to 11,500 sqm up to 2036 in Chelmsford. Due to the recent expansion of comparison retail, the Study identifies limited capacity for further non-food retail floorspace. In South Woodham Ferrers town centre, the Retail Capacity Study 2015 shows the need for up to 1,900 sqm additional food retail floorspace in the town. Planning permission has been granted for a new 4,180 sqm food superstore on land to the north of Burnham Road, South Woodham Ferrers. If this permission is implemented, there is no need to allocate any further sites in South Woodham Ferrers for food retail. Strategic Growth Sites, those providing over 100 new homes, have an accompanying policy which sets the expectations for their delivery. Growth Sites, those providing less than 100 new homes, also have specific policies where appropriate.
- 5.3.36 The Council has also had regard to the findings of the Issues and Options SA Report and consultation responses received to the Issues and Options Consultation Document. The Issues and Options SA Report indicated that a jobs target of 727 jobs per year (Option 1) performed well when considered against the SA objectives and would be expected to deliver significant positive effects in respect of the economy. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in a feedback report published in June 2016. This reports mixed views on presented jobs targets.

- 5.3.37 The Council's latest SLAA shows that more than sufficient land is being promoted for development outside of the Green Belt, Green Wedges and Green Corridors through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period including the housing requirement set out within the Pre-Submission Local Plan. Furthermore, the Local Plan evidence base (e.g. the SHLAA, Landscape Capacity and Sensitivity Assessment and Water Cycle Study) indicates that the preferred housing and employment development sites are suitable, available and achievable.
- 5.3.38 Overall, the Pre-Submission Local Plan seeks to meet the Council's full objectively assessed needs for new jobs over the plan period.

Reasons for the Rejection of Alternatives

- 5.3.39 The reasons for the rejection of the alternative employment and retail requirements considered in preparing the Local Plan are set out in **Appendix F**.

Reasons for the Selection of the Preferred Spatial Strategy and for the Rejection of Alternatives

- 5.3.40 The following three spatial strategy options relating to the future distribution of development in the City Area were set out in the Issues and Options Consultation Document:
- ▶ **Option 1:** Urban Focus;
 - ▶ **Option 2:** Urban Focus and Growth on Key Transport Corridors; and
 - ▶ **Option 3:** Urban Focus and Growth in Key Villages.
- 5.3.41 All three spatial strategy options were subject to SA with the findings presented in the SA Report that accompanied the Issues and Options Consultation Document. The SA Report found that the performance of the three spatial options against the SA objectives was very similar. This reflected the fact that under all of the options considered, the majority of growth would be focused in locations adjoining the existing built-up areas of Chelmsford and South Woodham Ferrers, a spatial approach that was considered likely to help ensure that new development is accessible, supports urban renaissance, and ensures that the City continues to be a major driver of economic growth within the Heart of Essex sub-region. The SA Report concluded that *"Under Options 1 and 2, these benefits would be maximised and as a result, they are considered to be the best performing spatial options when assessed against the SA objectives"*.
- 5.3.42 The spatial strategy presented in the Preferred Options Consultation Document focused growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt. The accompanying SA Report found that this approach performed well in terms of its sustainability and significant positive effects were identified in respect of housing, the economy, urban renaissance, health and wellbeing and transport. The SA Report did highlight that development could have negative effects across a number of the SA objectives, but that these effects would likely be minimised through the implementation of Local Plan policies and mitigation at the site level such that they would be unlikely to be significant. The exception to this concerned the associated loss of greenfield land which was assessed as having a significant negative effect on land use.
- 5.3.43 It should be noted that the broad approach to distributing development underpinning the spatial strategy set out in the Preferred Options Consultation Document (focusing growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt) is consistent with that taken forward in the Pre-Submission Local Plan. Whilst the proportion of growth allocated to each Growth Area has changed slightly with a small increase (approximately 2%) in the overall proportion of growth being directed to Growth Area 1 (Central and Urban Chelmsford) and a small reduction (approximately 4%) in the proportion of growth being directed to Growth Area 2 (North Chelmsford) (reflecting changes to proposed site allocations and existing commitments), no substantive difference in the type, range and magnitude of effects on the SA objectives have been identified.

- 5.3.44 Following consultation on the Issues and Options Consultation Document and SA Report, and based on the responses received to that consultation, the Council identified a further alternative spatial option; Urban Focus with Growth at Hammonds Farm and Key Service Settlements. To inform the development of the Local Plan, this alternative was also appraised against the SA objectives as part of the SA Report published alongside the Preferred Options Consultation Document. The SA Report concluded that *“the type and range of effects across the SA objectives are likely to be similar to those identified in respect of the preferred Spatial Strategy. However, there is considered to be greater uncertainty with regard to the deliverability of this alternative (related to the transportation infrastructure requirements necessary to bring forward a new settlement at Hammonds Farm and to ensure connectivity with the Chelmsford Urban Area) and, relative to the preferred Spatial Strategy, the potential for significant landscape effects is considered to be greater. Further, as this option would involve the creation of a new settlement that is detached from the existing urban area, accessibility to key services, facilities and employment opportunities would be reduced. However, a new settlement would present an opportunity to deliver a new sustainable neighbourhood which could help to offset adverse effects in this regard and deliver some sustainability benefits (such as reduce traffic in the Chelmsford Urban Area). Overall, when compared to the preferred Spatial Strategy, the findings of the SA indicate that this alternative spatial strategy performs less well in terms of its sustainability.”*

Reasons for the Selection of the Preferred Spatial Strategy

- 5.3.45 The preferred Spatial Strategy will focus growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area. As this area is unable to accommodate all of the new development needed, the Local Plan will also allocate land for development in sustainable urban extensions forming new distinct neighbourhoods to Chelmsford and South Woodham Ferrers, and development around Key Service Settlements outside the Green Belt. Development will be focused in three broad growth areas:
- ▶ **Growth Area 1** - Central and Urban Chelmsford;
 - ▶ **Growth Area 2** - North Chelmsford;
 - ▶ **Growth Area 3** - South and East Chelmsford.
- 5.3.46 There will also be opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs in locations where there are policies of constraint. Windfall sites are further expected to be a reliable source of supply.
- 5.3.47 Large and established mainly institutional uses within the countryside are identified as Special Policy Areas in order to support their necessary functional and operational requirements over the Plan period. The Special Policy Areas are defined on the Proposals Map at Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and Writtle University College.
- 5.3.48 The objective for development in the Chelmsford Urban and Central Growth Area is to focus on the regeneration of brownfield sites to continue the urban renewal and renaissance of the City. In addition to brownfield sites, sustainable new neighbourhoods on the edge of Urban Chelmsford linked to the City Centre by public transport, cycling and walking form part of the strategy for this Growth Area. These new neighbourhoods are located close to the Green Wedges in order to maximise opportunities for cycling and walking into the City Centre.
- 5.3.49 Sustainable new development in North Chelmsford will be based around urban extensions which follow Garden City principles (e.g. comprehensively planned, enhance natural environment and provide high quality homes) and can help to deliver strategic infrastructure including the Chelmsford North East Bypass. Development in North East Chelmsford will accommodate a substantial amount of new employment development during the Plan period.
- 5.3.50 Growth in South and East Chelmsford will support and strengthen South Woodham Ferrers' important local role and help deliver improvements to the A132 corridor. In addition, small allocations in the Key Service Settlement of Bicknacre and Danbury will help to support the villages' services and facilities.

What has informed the Spatial Strategy

- 5.3.51 The preferred Spatial Strategy (as set out in Strategic Policy S9) is based on a number of key considerations including national planning policy, an analysis of the Issues and Options and Preferred Options consultation responses, the Issues and Options and Preferred Options SA Reports, the Local Plan Vision and Spatial Principles, Settlement Hierarchy, environmental constraints, the availability and viability of land for development and discussions with key stakeholders.
- 5.3.52 The Issues and Options SA Report indicated that the performance of all three spatial options against the SA objectives were very similar although Options 1 and 2 were considered to be the best performing. Although the preferred Spatial Strategy is a hybrid of Spatial Options 1-3, it most resembles Spatial Options 1 and 2 by focusing development in and close to the Urban Areas and Key Service Settlements outside of the Green Belt.
- 5.3.53 The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in a feedback report published in June 2016. This shows that, overall, the public considered Spatial Option 1 as the most sustainable option and most likely to deliver the infrastructure needed to support the growth identified. Spatial Option 3 was the least popular option for the public although many did not support any of the three options identified. Evaluation of the Issues and Options Consultation Document responses led the Council to develop and test a new hybrid spatial option based on the three growth areas of Chelmsford Urban and Central, North Chelmsford and South Chelmsford. Further information is set out in a report to the Council's Development Policy Committee in July 2016.
- 5.3.54 The preferred Spatial Strategy has also been prepared following ongoing work, involving many other parties, such as Essex County Council and Highways England, to identify the key evidence base data and trends that are necessary to underpin the Local Plan. Notably, it follows further evidence base studies including an updated SLAA, an updated OAHN Study for Chelmsford, Green Wedge and Corridor Study, Landscape Capacity and Sensitivity Assessment, Heritage Assessment, Archaeological Assessment, Water Cycle Study, Strategic Flood Risk Assessment Level 1, and Traffic Modelling. A summary of the main findings of key evidence base studies is set out below. Further details were set out within a report to the Council's Development Policy Committee in March 2017.
- ▶ **SLAA 2016 and 2017** - This indicates that the preferred housing and employment site allocations identified within the preferred Spatial Strategy are suitable, available and achievable.
 - ▶ **OAHN Study 2016** - This concludes that the Council's objectively assessed housing need is 805 new homes per-year between 2013-2036, after taking into account appropriate adjustments to the demographic projections.
 - ▶ **Traffic Modelling Reports 2017 and 2018**- These reports show that any new development and various spatial strategy options tested will create additional road congestion on the local road network. Importantly, this indicates that the patterns and severity of congestion across Chelmsford in the modelling remain broadly consistent regardless of differences in Local Plan development allocation and the mitigation measures identified. However, the latest modelling work also finds that many of the preferred site allocations including those in and around Chelmsford are within scope of sustainable travel initiatives that, for example, will encourage walking and cycling modes as an alternative to the private car.
 - ▶ **Landscape Sensitivity and Capacity Assessment 2017** - This assesses the sensitivity and capacity for development of land within the Council's area broadly based on the Issues and Options Spatial Options. The assessment results have been used to inform the sites identified for future residential and employment growth within the Preferred Options Consultation Document. All the preferred site allocations are considered as having capacity to accommodate development, noting that parts of Moulsham Hall and a small eastern area of West Chelmsford are within area of low or low to medium landscape capacity.

- ▶ **Archaeological Assessment 2017** - The assessment finds that none of the preferred site allocations would have a significant adverse effect on archaeological assets that would be difficult to mitigate. All of the preferred site allocations either present no concerns or have likely impacts which are capable of being overcome.
- ▶ **Water Cycle Study 2018** - Overall, the study finds there are no constraints with respect to water service infrastructure and the water environment to deliver new Local Plan development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. Therefore, from a water use and wastewater treatment perspective, there is considered capacity for the preferred site allocations.
- ▶ **Strategic Flood Risk Assessment (SFRA) 2017** - This finds that the majority of the preferred site allocations will be located in low risk flood zones and therefore will be safe for their lifetime and not increase flood risk elsewhere. A small number of the preferred site allocations are in areas of higher flood risk and are being further investigated through a Level 2 SFRA. This assessment will consider how flood risk will be managed on and off the site in accordance with local and national policy for example, by identifying appropriate flood resistance and resilience measures.
- ▶ **Local Plan Viability Study including CIL Viability Review 2017** – This identifies that overall the vast majority of sites considered are shown as deliverable and the Council can be confident that they will be forthcoming. It concludes that the Chelmsford City Area has a vibrant and active property market with all types of residential and non-residential development coming forward. In the current market, the report shows that delivering affordable housing at 35% is achievable on the types of site identified in the Local Plan.

5.3.55 The evidence base is available to view on the Council's website.

5.3.56 Considerable work has also been undertaken under the Duty to Co-operate to inform the preferred Spatial Strategy. Regular meetings have been held with Essex County Council, other local authorities in Essex, key utility service providers such as Anglian Water and Essex & Suffolk Water, the principal health and education providers in Chelmsford and with other key partners such as Highways England. These meetings have been valuable in enabling issues affecting the future growth of Chelmsford to be identified at an early stage, and for officers to establish partnerships with those bodies to take forward the preparation of the Pre-Submission Local Plan and selection of the preferred Spatial Strategy.

Conclusion

5.3.57 In conclusion, the Council considers that the preferred Spatial Strategy has been informed by a wide range of considerations which indicate that it performs well in terms of sustainability and is supported by the findings of the evidence base as set discussed above.

Reasons for the Rejection of Alternatives

5.3.58 The reasons for the rejection of the alternative Spatial Strategy options considered in preparing the Local Plan are set out in **Appendix F**.

5.4 Growth Areas and Associated Proposed Site Allocations

5.4.1 To deliver the Spatial Strategy, the Pre-Submission Local Plan directs growth to locations within the following three Growth Areas:

- ▶ **Growth Area 1** - Central and Urban Chelmsford;
- ▶ **Growth Area 2** - North Chelmsford; and
- ▶ **Growth Area 3** - South and East Chelmsford.

- 5.4.2 The site allocations identified in each Growth Area include Strategic Growth Sites, Growth Sites, Opportunity Sites and Existing Commitments. Special Policy Areas relating to particular existing establishments in the countryside are also designated and are assessed separately in **Section 5.5**. All of the proposed site allocations contained within the Growth Areas have been subject to SA as part of the preparation of this report using the tailored appraisal criteria and associated thresholds of significance contained in **Appendix G**. Additionally, all reasonable alternatives considered by the Council in developing the Local Plan to-date have been subject to appraisal using the same criteria as part of the preparation of this SA Report. This includes sites initially assessed as part of the SA of the Preferred Options Consultation Document (which have been reviewed in order to take into account relevant additional baseline information provided by promoters and consultation responses where appropriate) and new sites submitted in response to the consultation as well as sites previously discounted in Green Wedges and Green Corridors.
- 5.4.3 The findings of the appraisal of both the proposed site allocations and all reasonable alternatives (including clusters) are presented in **Appendix G** and summarised by Growth Area. It should be noted that this appraisal does not take into account the provisions of the associated site allocation policies contained in Chapter 7 of the Pre-Submission Local Plan nor the mitigation provided by the other proposed Local Plan policies. This is to ensure that all sites are considered equally (the site specific policies within Chapter 7 are considered separately in **Section 5.6**).
- 5.4.4 The subsections that follow summarise the findings of the appraisal of the proposed site allocations by Growth Area.

Growth Area 1 - Central and Urban Chelmsford

- 5.4.5 This Growth Area is to accommodate around 4,000 new homes (including 609 homes that are existing commitments), 9,000 sqm of office and business space, 11,500 sqm of convenience retail and five Travelling Showpeople plots. Around 2,200 new homes are focused on brownfield sites within Chelmsford's City Centre and Urban Area. A total of 800 new homes with associated infrastructure are proposed on a greenfield site to the west of Chelmsford and 400 new homes are split between three sites in East Chelmsford.
- 5.4.6 Reflecting the scale of housing and employment land provision to be delivered in Central and Urban Chelmsford, the appraisal of proposed site allocations within Growth Area 1 indicates that, overall, there would be significant positive effects on housing (SA Objective 2) and the economy (SA Objective 3). Given the location of sites in close proximity to the City Centre and associated key services and facilities as well as employment opportunities, the majority of the proposed allocations within Growth Area 1 have also been assessed as having a significant positive effect on sustainable living and revitalisation (SA Objective 4), although cumulatively there is the potential for development to result in increased pressure on existing infrastructure such as schools and healthcare facilities.
- 5.4.7 Development within Central and Urban Chelmsford would involve the redevelopment of a large number of brownfield sites and for these allocations, significant positive effects have been identified in respect of land use (SA Objective 7). Given the potential for the redevelopment of these sites to enhance townscapes, positive effects have also been identified in respect of landscape and townscape (SA Objective 14). However, a substantial area of greenfield land will be required to accommodate strategic growth sites including West Chelmsford, East Chelmsford (Manor Farm), East Chelmsford (Land North of Maldon Road) and East Chelmsford (Land South of Maldon Road). In consequence, an overall significant negative effect has also been identified in respect of land use with a negative effect on landscape and townscape (reflecting the size of the site and its greenfield location, West Chelmsford has been assessed as having a significant negative effect on SA Objective 14). These strategic greenfield sites have also been assessed as having a significant negative effect on waste and resources (SA Objective 12) due to their location within Minerals Safeguarding Areas.
- 5.4.8 Seven of the proposed site allocations within Growth Area 1 (as well as Galleywood Reservoir, an existing commitment) have been assessed as having a significant negative effect on water (SA Objective 8), due to their location within close proximity to waterbodies, and a further nine sites

have been assessed as having a significant negative effect on flood risk (SA Objective 9), owing to their location within or partially within Flood Zone 3 (a number of sites have also been assessed as having minor negative effects on these objectives).

- 5.4.9 The proposed site allocations in this Growth Area have been assessed as having largely neutral or minor negative effects on cultural heritage (SA Objective 13). However, five sites have been assessed as having a significant negative effect on this SA objective due to designated heritage assets being within/in close proximity to these sites.
- 5.4.10 Overall, positive and negative effects on the remaining SA objectives are considered to be minor.
- 5.4.11 It should be noted that the site specific development requirements contained in Chapter 7 of the Pre-Submission Local Plan seek to minimise the adverse effects of development associated with the proposed site allocations and enhance positive effects. These policy provisions have not been taken into account in the initial site assessment reported here (in order to ensure that all sites are considered equally). The effects of these policies are considered separately in **Section 5.5**.

Growth Area 2 - North Chelmsford

- 5.4.12 This Growth Area represents a major opportunity to create new strategic neighbourhoods and employment opportunities to provide around 7,200 new homes (including 2,669 homes that are existing commitments), 85,000 sqm of office/business floorspace, 14 Travelling Showpeople plots and 10 Traveller pitches. A total of 3,000 new homes is proposed on a large greenfield site in north east Chelmsford which will form a new neighbourhood and facilitate significant new transport infrastructure planned for the A130/A131 corridor including a new Chelmsford North East By-pass, new railway station and new Park and Ride. A further 1,100 new homes would be delivered at Great Leighs and 450 new homes at land in North Broomfield (allowing a new access into Broomfield Hospital and Fairleigh Hospice). In addition, a Gypsy and Traveller allocation for 10 pitches is proposed at Drakes Lane, Little Waltham.
- 5.4.13 Like Growth Area 1, the scale of housing and employment growth proposed in North Chelmsford has been assessed as having an overall significant positive effect on housing (SA Objective 2) and employment (SA Objective 3). The majority of the proposed site allocations in Growth Area 2 are also well served by community facilities and services, and have therefore been assessed as having a positive effect on sustainable living and revitalisation (SA Objective 4). In the case of East of Boreham, positive effects on this objective have been assessed as significant.
- 5.4.14 A total of four site allocations (and one existing commitment) have been assessed as having a significant negative effect on biodiversity (SA Objective 1). This reflects their location adjacent to/including local wildlife sites and Ancient Woodland and the potential for effects on associated habitats and species due to, for example, land take, recreation and noise. However, some uncertainty remains.
- 5.4.15 Development in this Growth Area would involve the reuse of brownfield land and in consequence, a positive effect has been identified in respect of land use (SA Objective 7). However, development would also result in the loss of greenfield land generating a negative effect on this SA objective; for eight sites (including two existing commitments) effects in this regard have been assessed as significant. These sites include North East Chelmsford which contains a minerals site considered as greenfield land in accordance with the definition of previously developed land set out in the NPPF, as well as the Channels Lodge, Bar and Brasserie.
- 5.4.16 With the exception of one site (East of Boreham, an existing commitment), all of the proposed site allocations within Growth Area 2 have been assessed as having a significant negative effect on water (SA Objective 8), due to their close proximity to waterbodies, and waste and resources (SA Objective 12), owing to their location within Minerals Safeguarding Areas.
- 5.4.17 The proposed site allocations in this Growth Area have been assessed as having largely negative effects on cultural heritage (SA Objective 13) and landscape and townscape (SA Objective 14). Five sites (North East Chelmsford and proposed allocations in Great Leighs) have been assessed as having a significant negative effect on cultural heritage (SA Objective 13) due to designated

heritage assets being within/in close proximity to these sites. The majority of these sites have also been assessed as having a significant negative effect on landscape and townscape (SA Objective 14). This reflects the scale of development associated with these sites and the sensitivity of the local landscape character.

- 5.4.18 Overall, positive and negative effects on the remaining SA objectives are considered to be minor.
- 5.4.19 It should be noted that the site specific development requirements contained in Chapter 7 of the Pre-Submission Local Plan seek to minimise the adverse effects of development associated with the proposed site allocations and enhance positive effects. These policy provisions have not been taken into account in the initial site assessment reported here (in order to ensure that all sites are considered equally). The effects of these policies are considered separately in **Section 5.5**.

Growth Area 3 - South and East Chelmsford

- 5.4.20 This Growth Area is to accommodate over 1,100 new homes (including 32 homes that are existing commitments), 1,000 sqm of flexible business space and five Travelling Showpeople plots. The majority of this growth is focused on a greenfield site to the north of South Woodham Ferrers with a small allocation for 30 new homes at Bicknacre. A total of 100 new homes are proposed to be delivered in Danbury (it is envisaged that the emerging Danbury Neighbourhood Plan will allocate the sites to fulfil this requirement).
- 5.4.21 All three of the proposed site allocations within South and East Chelmsford have been assessed as having a positive effect on housing (SA Objective 2). The scale of housing provision associated with the development of one site, North of South Woodham Ferrers, has been assessed as having a significant positive effect on this objective. Due to its close proximity to South Woodham Ferrers town centre and associated facilities and services, this site has also been assessed as having a significant positive effect on sustainable living and revitalisation (SA Objective 4). The remaining two sites in this Growth Area have been assessed as having a positive effect on this objective.
- 5.4.22 Whilst the development of Saint Giles, Moor Hall Lane (an existing commitment) would involve the reuse of brownfield land, all of the proposed site allocations in Growth Area 3 have been assessed as having a significant negative effect on land use (SA Objective 7) due to the loss of greenfield land including Grade 3 agricultural land.
- 5.4.23 Owing to their close proximity to waterbodies, North of South Woodham Ferrers and Saint Giles, Moor Hall Lane have been assessed as having a significant negative effect on water (SA Objective 8). North of South Woodham Ferrers has also been assessed as having a significant negative effect on flood risk (SA Objective 9) as this site includes land within Flood Zones 2 and 3.
- 5.4.24 One site, North of South Woodham Ferrers, has been assessed as having a significant negative effect on cultural heritage (SA Objective 13) and landscape and townscape (SA Objective 14) Bicknacre has been assessed as having a negative effect on these objectives and Saint Giles, Moor Hall Lane a neutral effect. The development of this site would constitute a substantial extension of South Woodham Ferrers to the north of the town with potential impacts on landscape and townscape character and the setting of heritage assets in close proximity to the site.
- 5.4.25 South of Bicknacre has been assessed as having a significant negative effect on biodiversity (SA Objective 1) due to its close proximity to Thrift Wood Ancient Woodland and SSSI. North of South Woodham Ferrers, meanwhile, has been assessed as having a negative effect on this objective with the potential for these effects to be significant. This proposed site allocation is within 400 m of the Crouch and Roach Estuaries SPA / Crouch and Roach Estuaries Ramsar and the Crouch and Roach component of the Essex Estuaries SAC and there is the potential for impacts on these designated assets due to increased recreational pressure from future residents. Importantly, in response to potential recreational pressures resulting from new development including North of South Woodham Ferrers, these policies include measures designed to mitigate potential effects on European sites due to recreational pressures including contributions to an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) that is being prepared to include all coastal European sites.

- 5.4.26 Overall, positive and negative effects on the remaining SA objectives are considered to be minor.
- 5.4.27 It should be noted that the site specific development requirements contained in Chapter 7 of the Pre-Submission Local Plan seek to minimise the adverse effects of development associated with the proposed site allocations and enhance positive effects. These policy provisions have not been taken into account in the initial site assessment reported here (in order to ensure that all sites are considered equally). The effects of these policies are considered separately in **Section 5.5**.

Reasons for the Selection of the Preferred Site Allocations and for the Rejection of Alternatives

- 5.4.28 The reasons for the selection of the proposed site allocations contained in the Pre-Submission Local Plan and for the rejection of alternatives considered by the Council and appraised as part of this SA Report are set out in **Appendix G**.

5.5 Local Plan Policies

- 5.5.1 The performance of the proposed Local Plan policies contained within the Pre-Submission Local Plan has been tested against the 14 SA objectives. Each policy has been individually appraised against the SA objectives and commentary provided describing the potential effects. Where appropriate, mitigation measures have been identified in order to address adverse effects and enhance positive effects. The findings of the appraisal are presented at **Appendix H** (please note that as the Spatial Principles contained in Strategic Policy SP1 have been considered in **Section 5.2**, this policy has not been appraised separately so as to avoid unnecessary repetition). As the policies contained in Chapter 7 of the Pre-Submission Local Plan are area/site specific, they have been appraised separately. Those policies that relate to specific site allocations have been assessed by taking forward the findings of the initial site assessment and applying the associated development requirements (as set out in the related policies). This has enabled consideration of the extent to which the policies of Chapter 7 may help to mitigate adverse effects and enhance positive effects associated with the delivery of the proposed site allocations and, subsequently, the identification of where there would be residual significant effects. The remaining policies of this chapter (including those related to Special Policy Areas) have also been appraised. The appraisal of these policies is presented in **Appendix I**.
- 5.5.2 A summary of the policy appraisal is presented in the following subsections, grouped by chapter and focusing on the cumulative significant effects identified.

Creating Sustainable Development

- 5.5.3 Chapter 5 of the Pre-Submission Local Plan contains policies that relate to sustainable development in the City Area. This suite of policies is wide-ranging, they: embed the presumption in favour of sustainable development; ensure development mitigates and adapts to the effects climate change and is safe from all types of flooding; promote social inclusion; promote the conservation and enhancement of the historic and natural environment; and safeguard community facilities.
- 5.5.4 Reflecting the broad range of topics covered by the policies that comprise this chapter of the Pre-Submission Local Plan, and their emphasis on sustainable development, cumulative significant positive effects have been identified for all of the SA objectives.
- 5.5.5 No cumulative significant negative effects have been identified during the appraisal of the policies that comprise Chapter 5. The policies have been assessed as having minor negative effects on housing (SA Objective 2) and the economy (SA Objective 3) (alongside cumulative significant positive effects). This is because Strategic Policy S5 (Conserving and Enhancing the Historic Environment) and S6 (Conserving and Enhancing the Natural Environment) may, by protecting built and natural environment assets, affect the delivery of housing and employment land. However, there is some uncertainty with regard to the potential for negative effects in this regard which will be dependent on the exact location and design of new development.

How will Future Development Growth be Accommodated?

- 5.5.6 Chapter 6 of the Pre-Submission Local Plan sets out the development requirements for the City Area (Strategic Policy S8) and the Local Plan Spatial Strategy (Strategic Policy S9). The appraisal of the development requirements and Spatial Strategy against the SA objectives has already been summarised in **Section 5.3** and is therefore not repeated here.
- 5.5.7 Strategic Policy S10 (Delivering Economic Growth) specifically supports economic growth through a flexible and market-responsive allocation of employment land. The policy seeks to (inter alia): safeguard allocated employment areas; support the growth of rural businesses; and support large new office development in the City Centre. In addition, the policy encourages links between businesses and the two universities in the area. By seeking to focus employment growth in locations well-served by public transport, this policy should also ensure that jobs are accessible. The implementation of Strategic Policies S11 and S12, meanwhile, will enable the delivery of infrastructure and services, helping to ensure that new development is supported by commensurate infrastructure investment to make it sustainable and which, alongside housing and jobs provision, will help to address deprivation in the City Area. Strategic Policy S14 promotes a City/town centre first approach to retail uses. This will support retail development in these locations, strengthening the role of the City Centre and helping to ensure that employment opportunities are accessible. Overall, the policies in Chapter 6 have been assessed as having a cumulative significant positive effect on housing (SA Objective 2), the economy (SA Objective 3), sustainable living and revitalisation (SA Objective 4) and health (SA Objective 5).
- 5.5.8 Strategic Policy S11 includes a range of transportation infrastructure development requirements including (inter alia): a new Beaulieu Railway Station; additional park and ride sites to serve West Chelmsford and North East Chelmsford; new and improved cycling and walking routes; bus priority and rapid transit measures; and highways improvements and new infrastructure including a Chelmsford North East By-pass and an additional new Radial Distributor Road 2 in North East Chelmsford. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality of, or directly related to, development. Once implemented, these measures will help to mitigate the adverse impacts of new development, relieve existing congestion and promote sustainable modes of transport. Alongside Strategic Policy 10, which requires that employment uses are developed in sustainable locations well-served by existing or planned public transport provision, and Strategic Policy S14, that requires retail development and other uses follow the 'town centre first', this has been assessed as having a cumulative significant positive effect on transport (SA Objective 6).
- 5.5.9 The delivery of infrastructure, including that related to water supply, wastewater treatment and strategic flood defences, will contribute positively to water resources and quality and contribute towards mitigating flood risk. Cumulative significant positive effects have therefore been identified in respect of water (SA Objective 8) and flood risk (SA Objective 9).
- 5.5.10 No further cumulative significant positive effects have been identified during the appraisal of policies that comprise Chapter 6 of the Pre-Submission Local Plan.
- 5.5.11 Strategic Policy S10 (and S9) seeks to make the best use of previously developed land. However, it is recognised that there are a limited number of suitable brownfield sites (i.e. sites that are not significantly constrained or with no valuable existing use) that have not been earmarked for development in the City Area and therefore a larger area of greenfield land will be required to accommodate the housing and employment land supported by the policies in this chapter. Cumulatively, the policies have therefore been assessed as having mixed positive and significant negative effects on land use (SA Objective 7).
- 5.5.12 No further significant negative effects have been identified during the appraisal of policies that comprise Chapter 6 of the Pre-Submission Local Plan. The delivery housing, economic development and infrastructure and facilities may place pressure on the City Area's built and natural environments and resources as well as on highways capacity. In consequence, minor negative effects have been identified in respect of many of the SA objectives (although in most cases, significant or minor positive effects have also been identified). Through the protection of Green Belt, recognised areas of ecological and historical value and locally recognised landscapes,

Strategic Policy S13 may impact on the ability of the area to deliver housing and employment land. Negative effects have therefore also been identified in respect of housing (SA Objective 2) and the economy (SA Objective 3).

Where will Development Growth be Focused?

- 5.5.13 Chapter 7 of the Pre-Submission Local Plan comprises a suite of location specific policies that set out development requirements for sites across the three Growth Areas, in addition to the policy approach for each Special Policy Area.
- 5.5.14 The appraisal contained in **Appendix I** serves to demonstrate that the implementation of the policies in this chapter will help to minimise adverse effects and enhance positive effects associated with the delivery of the proposed site allocations (as detailed in **Section 5.4**) through requirements relating to (inter alia): developer contributions towards, and onsite provision of, community facilities and services (including open space); improvements to the road network, public transport provision and measures to encourage walking and cycling; the use of SUDS; minimising impacts on heritage assets; mitigation of potential effects on European sites; high quality, sustainable design and architecture; and, for some sites, the requirement for Minerals Resource Assessment.
- 5.5.15 In this context, the policies in this chapter have been assessed as having a cumulative significant positive effect on housing (SA Objective 2), the economy (SA Objective 3) and sustainable living and revitalisation (SA Objective 4), reflecting the delivery of housing and employment land within/adjacent to urban areas and the provision of community services and facilities which are expected to help meet needs. Development within Central and Urban Chelmsford (Growth Area 1) would involve the redevelopment of a large number of brownfield sites and for these allocations, significant positive effects have been identified in respect of land use (SA Objective 7).
- 5.5.16 Whilst the policies contained in Chapter 7 will help to minimise adverse social and environmental effects associated with the delivery of the proposed site allocations, residual negative effects do remain. In particular, the appraisal presented in **Appendix I** highlights that there would be cumulative (residual) significant negative effects in respect of land use (SA Objective 7), given the loss of greenfield land associated with development, cultural heritage (SA Objective 13), due to the proximity of some sites to historic assets, and landscape and townscape (SA Objective 14), given the scale of development at strategic greenfield sites and likely loss of local landscape character. Due to the location of some sites within Minerals Safeguarding Areas, cumulative significant negative effects have also been identified on waste and resources (SA Objective 12).
- 5.5.17 As Special Policy Areas are defined within and around existing facilities and institutions (to enable their operational and functional requirements to be planned in a strategic and phased manner), the potential for significant positive and negative effects is considered to be limited.

Protecting and Securing Important Assets

- 5.5.18 Chapter 8 of the Pre-Submission Local Plan comprises a suite of thematic policies for protecting important assets in the City Area. The policies cover: the type and size of housing; protection of employment land and town centres for retail development; protection of the countryside, the historic environment and natural environment; and the delivery and protection of community facilities. These policies have been appraised by subsection and the findings are summarised below.

Securing the Right Type of Homes

- 5.5.19 The policies in this subsection have been assessed as having a significant positive effect on housing (SA Objective 2). The implementation of Policies HO1 (Size and Type of Housing) and HO2 (Affordable Housing and Rural Exception Sites) will help to ensure that there is a good balance and mix of housing provided through new housing developments including rural exception sites. Policy HO2 makes provision for 35% affordable housing on sites of 11 or more dwellings or where a site comprises a maximum combined floorspace of more than 1,000 sqm (gross internal area). The policy also stipulates that planning permission will be granted for affordable housing on

small sites within Designated Rural Areas subject to the requirements of the policy being met. Policy HO3, meanwhile, relates specifically to Gypsies, Travellers and Travelling Showpeople, providing a policy framework to help meet the Council's objectively assessed need for accommodation. Cumulative significant positive effects have also been identified in respect of sustainable living and revitalisation (SA Objective 4) as the policies in this subsection are considered likely to tackle inequalities and foster social inclusion by helping to meet the housing needs of all communities, including the growing elderly population and the Gypsy, Travellers and Travelling Showpeople communities.

- 5.5.20 No further significant positive effects have been identified. The policies are considered to have cumulative minor positive effects on employment (SA Objective 3), health and wellbeing (SA Objective 5), transport (SA Objective 6), flood risk (SA Objective 9), air quality (SA Objective 10), and climate change (SA Objective 11).
- 5.5.21 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Securing Economic Growth

- 5.5.22 The ELR (2015) indicates that Chelmsford has a relatively limited supply of land to accommodate future growth, particularly in respect of office uses. In this context, Policy EM1 seeks to safeguard B-Class employment uses and employment generating 'sui generis' uses in designated Employment Areas, Rural Employment Areas and new employment site allocations and protect these areas/sites from inappropriate non-Class B uses. This policy is therefore expected to help support the retention of businesses and jobs in the City Area and contribute to economic growth and investment. The retention of retail uses within the Primary Shopping Areas of Chelmsford City Centre and South Woodham Ferrers Town Centre under Policy EM2, meanwhile, will contribute to the maintenance and strengthening of the City Area's retail offer and the vitality and viability of these centres. The retention of retail uses within the Principal and Local Neighbourhood Centres will also help ensure that local needs are met. Overall, the policies in this subsection have been assessed as having cumulative significant positive effects on the economy (SA Objective 3) and sustainable living and revitalisation (SA Objective 4).
- 5.5.23 No further significant positive effects have been identified. Cumulative minor positive effects have been identified on health and wellbeing (SA Objective 5), transport (SA Objective 6), air quality (SA Objective 10), climate change (SA Objective 11), cultural heritage (SA Objective 13) and landscape and townscape (SA Objective 14).
- 5.5.24 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Protecting the Countryside

- 5.5.25 Collectively, the policies in this subsection seek to conserve the Green Belt, Green Wedges, Green Corridors and the Rural Area outside of the Green Belt, as designated in the Pre-Submission Local Plan. This will serve to encourage the redevelopment of urban, brownfield sites, restrict inappropriate development of greenfield land and avoid adverse impacts on biodiversity (including designated nature conservation sites) in these areas (although it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Cumulative significant positive effects have therefore been identified in respect of biodiversity (SA Objective 1). The protection of designated Green Belt, Green Wedges, Green Corridors and the Rural Area will contribute to the protection and enhancement of landscape character and in consequence, significant positive effects have also been identified in respect of landscape and townscape (SA Objective 14).
- 5.5.26 No further significant positive effects have been identified. The policies in this subsection have been assessed as having minor positive effects on sustainable living and revitalisation (SA Objective 4), health and wellbeing (SA Objective 5), transport (SA Objective 6), water (SA

Objective 8), flood risk (SA Objective 9), air quality (SA Objective 10), climate change (SA Objective 11) and cultural heritage (SA Objective 13).

- 5.5.27 No significant negative effects have been identified in respect of the policies contained in this subsection. The policies have been assessed as having mixed positive and negative effects in respect of housing (SA Objective 2) and employment (SA Objective 3) as the designation/protection of Green Belt, Green Wedges, Green Corridors and the Rural Area may restrict the delivery of housing and employment land. Mixed minor positive and negative effects have also been identified in relation to land use (SA Objective 7) as development allowed under these policies may take place on greenfield land.

Protecting the Historic Environment

- 5.5.28 This subsection contains policies which seek to protect and enhance the City Area's heritage assets and their setting including listed buildings, conservation areas, registered parks and gardens and scheduled monuments as well as non-designated assets and archaeology. Cumulatively, significant positive effects have therefore been identified in respect of cultural heritage (SA Objective 13). Historic assets contribute towards the character of the City Area and their protection has therefore been assessed as having a significant positive effect on landscape and townscape (SA Objective 14).
- 5.5.29 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having a minor positive effect on sustainable living and revitalisation (SA Objective 4).
- 5.5.30 No significant negative effects have been identified in respect of the policies contained in this subsection. The policies have been assessed as having minor negative effects on housing (SA Objective 2) and the economy (SA Objective 3) as protection of historic assets may affect the delivery of housing and employment land, although this would be dependent on the exact location and design of development proposals.

Protecting the Natural Environment

- 5.5.31 This subsection makes a positive contribution to a number of the SA objectives. Policy NE1 seeks to ensure that biodiversity assets are conserved by protecting them from harm and encouraging biodiversity enhancement. Policy NE2, meanwhile, seeks the conservation of protected trees, woodland and landscape features. This has been assessed as having a significant positive effect on biodiversity (SA Objective 1) as well as on cultural heritage (SA Objective 13) and landscape and townscape (SA Objective 14). The implementation of Policy NE3, meanwhile, will help to ensure that development does not take place in areas of flood risk whilst Policy NE4 will support the development of appropriate low carbon and renewable technologies. Cumulatively, the policies have therefore been assessed as having a significant positive effect on flood risk (SA Objective 9) and climate change (SA Objective 11).
- 5.5.32 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects on health and wellbeing (SA Objective 5), water (SA Objective 8), air quality (SA Objective 10) and waste and resources (SA Objective 12).
- 5.5.33 No significant negative effects have been identified in respect of the policies contained in this subsection. The policies have been assessed as having minor negative effects in relation to housing (SA Objective 2), as the policies may constrain housing delivery, whilst cumulatively mixed positive and negative effects have been identified in relation to the economy (SA Objective 3).

Delivering and Protecting Community Facilities

- 5.5.34 The policies contained in this subsection have been assessed as having cumulative significant positive effects on a number of the SA objectives including the economy (SA Objective 3), sustainable living and revitalisation (SA Objective 4) and health and wellbeing (SA Objective 5). This reflects the expectation that the protection of existing, and delivery of new, community facilities

and services will help to make the City Area an attractive place to work and invest in and ensure that there is sufficient provision of services and facilities to support growth and promote healthy lifestyles.

- 5.5.35 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects in respect of biodiversity (SA Objective 1), transport (SA Objective 6), water (SA Objective 8), flood risk (SA Objective 9), air quality (SA Objective 10), climate change (SA Objective 11), cultural heritage (SA Objective 13) and landscape and townscape (SA Objective 14).
- 5.5.36 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Making High Quality Places

- 5.5.37 This chapter is divided into two subsections. The first subsection is wide ranging and comprises policies on (inter alia): high quality design; design and place shaping in major developments; sustainable buildings; tall buildings; provision of broadband; and parking standards. The second subsection focuses on protecting amenity including development on contaminated land and air quality.

Making Places

- 5.5.38 The policies in this subsection will support the delivery of high quality, well-designed sustainable development which has been assessed as having a significant positive effect on housing (SA Objective 2), the economy (SA Objective 3), sustainable living and revitalisation (SA Objective 4), health and wellbeing (SA Objective 5), climate change (SA Objective 11) and landscape and townscape (SA Objective 14).
- 5.5.39 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects in respect of biodiversity (SA Objective 1), transport (SA Objective 6), land use (SA Objective 7), water (SA Objective 8), flood risk (SA Objective 9), air quality (SA Objective 10), waste and resources (SA Objective 12) and cultural heritage (SA Objective 13).
- 5.5.40 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Protecting Amenity

- 5.5.41 This subsection contains two policies: Policy PA1 (Protecting Amenity); and Policy PA2 (Contamination and Pollution). Together, these policies will help to ensure that development does not give rise to unacceptable levels of polluting emissions related to noise, light, smell, fumes, and vibration and that development on hazardous substance sites or land which is contaminated will not have a threat to health or safety. Policy PA2 will also ensure that development in or adjacent to AQMAs will not have an unacceptable significant impact on air quality (although there is currently one AQMA in the City Area at the Army and Navy Junction, there are a further seven locations where recent monitoring identified borderline concentrations of Nitrogen Dioxide). Cumulatively, these policies have been assessed as having a significant positive effect on health and wellbeing (SA Objective 5) and air quality (SA Objective 10).
- 5.5.42 Policy PA2 requires effective remediation to deal with issues raised by contaminated land thereby supporting the effective use of land and generating a significant positive effect on land use (SA Objective 7). Policy PA2 also explicitly includes the requirement for new development to not have an adverse effect on the quality of local groundwater or surface water. Therefore, cumulative significant positive effects have been identified in respect of water (SA Objective 8).
- 5.5.43 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects on biodiversity (SA Objective 1) and climate change (SA Objective 11).

- 5.5.44 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

5.6 Cumulative, Synergistic and Secondary Effects

- 5.6.1 In determining the significance of effects of a plan or programme, the SEA Directive requires that consideration is given to the cumulative nature of the effects. This section considers the potential for the policies and proposals contained within the Pre-Submission Local Plan to act in-combination both with each other and other plans and programmes to generate cumulative (including synergistic and secondary) effects.

Cumulative Effects Arising from the Pre-Submission Local Plan

- 5.6.2 **Table 5.4** presents the appraisal of the cumulative effects of the Pre-Submission Local Plan by summarising the cumulative effects of each policy chapter (Chapters 5 to 9) on the SA objectives and by providing an overall judgement on the cumulative effect of the plan policies (including proposed site allocations) as a whole.
- 5.6.3 The appraisal of cumulative effects presented in **Table 5.4** highlights that the majority of the SA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Local Plan. Significant positive effects are expected in respect of the following SA objectives: housing; economy; sustainable living and revitalisation; health and wellbeing and transport. This reflects the likely socio-economic benefits associated with the delivery of housing, employment and related community facilities, services and infrastructure in the City Area over the plan period and the focus of the majority of this growth in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements outside the Green Belt. It also reflects the strong framework provided by the plan policies that will help to conserve and enhance the City Area's natural and built environments.
- 5.6.4 Despite the overall positive cumulative effects associated with the implementation of the Pre-Submission Local Plan, cumulative negative effects have also been identified against many of the SA objectives including: biodiversity; transport; land use; water; flood risk; air quality; climate change; waste and resources; cultural heritage; and landscape. This principally reflects impacts associated with the construction and operation of new development including land take, resource use, emissions and loss of landscape character and the location of proposed site allocations. However, the Pre-Submission Local Plan includes policies which seek to manage these effects (including through development requirements related to proposed site allocations) and in consequence, it is expected that significant adverse effects will be largely avoided, although some uncertainty remains.
- 5.6.5 The Pre-Submission Local Plan has been assessed as having mixed significant positive and significant negative effects on land use. The proposed Local Plan policies and proposals seek to maximise the use of previously developed (brownfield) land and would deliver approximately 2,200 dwellings, 4,000 sqm of office floorspace and 11,500 sqm of retail floorspace on brownfield sites. However, the scale of development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required to deliver approximately 75% of new development. This will lead to a loss of approximately 446 ha of Grade 3 agricultural land and approximately 252 ha of Grade 2 land which equates to around 2.5% of the total Grade 2 and around 2.2% of the total Grade 3 land in the City Area. In consequence, a cumulative significant negative effect has also been identified in respect of land use.

Table 5.4 Results of the Cumulative Effects Appraisal

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	+/-/?	-/?	++/?	+	+/-/?	Growth in terms of new housing and economic development together with the delivery of new infrastructure is likely to have adverse effects on biodiversity through, for example, land take and disturbance with associated impacts on habitats and species. However, the policies contained in the Pre-Submission Local Plan such as Strategic Policy S6 and Policy NE1, as well as the site specific policies contained in Chapter 7, provide a strong framework that is expected to help ensure that development does not have adverse effects on designated nature conservation sites and protect habitats and species thereby minimising or offsetting adverse ecological effects arising from development and avoiding significant harm to the City Area's assets. Through Green Wedges and Green Corridors and the requirements for onsite provision of green infrastructure at site allocations, there will also be opportunities to enhance biodiversity. The HRA of the Pre-Submission Local Plan highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional 'in combination' effects due to visitor pressure, to which the Local Plan will contribute. The HRA also highlights that the proposed North of South Woodham Ferrers allocation, which is within 500m of the Crouch Estuary, may affect the site by increasing recreational pressure and, potentially, urbanisation effects. However, the Pre-Submission Local Plan includes a commitment to the adoption of a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), which is currently being developed by Essex County Council in collaboration with relevant local planning authorities and Natural England. Additional provisions and masterplanning requirements are also included in the policy for allocation SGS7, identifying allocation-specific measures (e.g. the provision of greenspace and walking routes away from the Estuary) that will

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
							be required to minimise effects on the Crouch and Roach Estuaries SPA / Ramsar. The HRA identifies that growth supported by the Pre-Submission Local Plan has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. Growth supported by the Pre-Submission Local Plan also has the potential to affect water quality (due to current limitations in waste water treatment capacity at some treatment works) which may in-turn affect European designated sites and local ecology. However, the improvements required to support growth are possible using wastewater treatment technologies currently available; and achievable before the capacity limitations expose European sites to potential effects. The Pre-Submission Local Plan includes policies that require the provision of the infrastructure for new development (including utilities provision and SuDS), which will (in conjunction with the existing waste water planning and consents regime), ensure no significant effects on European sites alone or in combination due to changes in water quality. Overall, the HRA therefore concludes that <i>"most aspects of the plan will have no significant effects on any European sites, alone or in combination. Where residual effect pathways remain, appropriate policy-based mitigation measures have been incorporated into the plan policies to ensure that proposals coming forward under the Local Plan either avoid affecting European sites entirely (no significant effect) or will have no adverse effect on site integrity."</i> Overall, the Pre-Submission Local Plan has been assessed as having cumulative positive and negative effects on this objective, although some uncertainty remains.
2. Housing: To meet the housing needs of the	++/-	++/-/?	++	++/-/?	++	++	The policies and proposed site allocations of the Pre-Submission Local Plan will deliver 21,893 dwellings over the plan period, meeting the City Area's objectively assessed housing requirement and providing additional flexibility.

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
Chelmsford City Area and deliver decent homes.							The provision of nine permanent pitches for Gypsies and Travellers and 24 permanent plots for Travelling Showpeople, meanwhile, would also meet the requirements identified in the Gypsy and Traveller Accommodation Assessment. Those policies of the Pre-Submission Local Plan that relate to housing will help to ensure that an appropriate mix of size, type and tenure of well-designed housing is delivered to meet local needs. Overall, the Pre-Submission Local Plan has been assessed as having a cumulative significant positive effect on this objective.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++/-	++/-	++	++/-/?	++	++	The provision of a minimum of 55,000 sqm of employment floorspace over the plan period to support 725 jobs per annum and retail provision would be expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses, attracting inward investment and facilitating economic diversification. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses. Through the proposed site allocations and Local Plan policies, it is expected that this provision will help to support the creation of accessible employment opportunities that will benefit the City Area's communities. The policies of the Pre-Submission Local Plan including the development requirements related to specific site allocations (in Chapter 7) will help to ensure that there is sufficient investment in educational facilities to accommodate future growth and that links with the two universities are capitalised upon. Overall, the Pre-Submission Local Plan has been assessed as having a cumulative significant positive effect on this objective.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support	++	++/-	++	++	++	++	The Spatial Strategy, associated site allocations and plan policies seek to focus growth in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements outside the Green

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
the vitality of rural centres, tackle deprivation and promote sustainable living.							Belt. Allied with the provision of community facilities, services and employment land on many of the proposed site allocations, this will help to ensure that new development is accessible to key services, facilities and employment opportunities, stimulates urban regeneration, tackles deprivation and promotes community inclusion. Whilst growth could place pressure on existing services, facilities and infrastructure, the proposed Local Plan policies including site specific development requirements (as detailed in Chapter 7) are expected to help mitigate any such effects through, for example, protecting existing facilities and infrastructure, seeking on-site provision/developer contributions towards new provision and by providing a positive planning framework for investment in facilities in accessible locations. The Pre-Submission Local Plan also defines Special Policy Areas within and around existing facilities and institutions including Broomfield Hospital and Writtle University College which is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities. It is anticipated that, in directing growth and investment towards/adjacent to urban areas and promoting high quality design including enhancement of the public realm, the Pre-Submission Local Plan will enhance the City Centre and the vitality and viability of South Woodham Ferrers town centre. Overall, the Pre-Submission Local Plan has been assessed as having a cumulative significant positive effect on this objective.
5. Health and Wellbeing: To improve the health and wellbeing being of those living and working in the Chelmsford City Area.	++	++/-	+	++	++	++	As noted above, the Spatial Strategy seeks to focus growth in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements. New development will therefore be accessible to key services and facilities such as GP surgeries. Whilst growth could place pressure on existing healthcare facilities, the Pre-Submission Local Plan policies are expected to help mitigate such effects through, for example, protecting existing facilities, delivering healthcare provision on large strategic sites, seeking developer contributions towards new provision

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
							and by providing a positive planning framework for investment in facilities in accessible locations. Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes and the adoption of Garden City principles at strategic sites are together likely to encourage walking/cycling as services and employment opportunities would be physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling (including through Green Corridors), as well as the protection of existing green infrastructure including open space and recreational facilities and new provision, this is expected to generate a positive effect in relation to the promotion of healthy lifestyles. The proposed Local Plan policies provide a strong framework to protect amenity and maintain and enhance environmental quality (see, for example, Policy PA1). Overall, the Pre-Submission Local Plan has been assessed as having a cumulative significant positive effect on this objective.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	++/-	+	+	+/?	++/-	Growth over the plan period will result in increased vehicle movements which could have adverse effects on the highways network. In this regard, the baseline analysis presented in Section 3 notes that development could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions that reflect Garden City principles and the delivery of strategic improvements to the walking/cycling network (including through Green Corridors) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
							connected to the existing public transport network (including existing planned infrastructure such as the proposed new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). The Pre-Submission Local Plan identifies a number of transport infrastructure improvements including a proposed new Chelmsford North-East Bypass, highways improvements (including at the Army and Navy Junction and to the A132) and two park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). These measures, together with the development requirements for proposed site allocations contained in Chapter 7, are expected to help mitigate adverse impacts associated with new development and enhance the City Area's transport network. Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed significant positive and minor negative effect on this objective.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	++	+/-	++/-	+/-	++	++/-	The policies and proposals of the Pre-Submission Local Plan seek to make efficient use of land and promote the reuse of previously developed sites in sustainable locations. The Spatial Strategy seeks to deliver approximately 2,200 dwellings, 4,000 sqm of office floorspace and 11,500 sqm of retail floorspace on brownfield sites. However, the scale of development requirements and the limited number of suitable brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East Chelmsford and North of Broomfield) and South Woodham Ferrers and at Boreham, Great Leighs, Danbury and Bicknacre would be required to deliver approximately 75% of new development. This will lead to a loss of approximately 446 ha of Grade 3 agricultural land and approximately 252 ha of Grade 2 land which equates to around 2.5% of the total Grade 2 and around 2.2% of the total Grade 3 land in the City Area.

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
							Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed significant positive and significant negative effect on this objective.
8. Water: To conserve and enhance water quality and resources.	++	++/-	-	+	++	+/-	Growth will result in the increased use of water which, if unmitigated, could place pressure on water resources and associated infrastructure. However, the WCS concludes that there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. Further, the policies of the Pre-Submission Local Plan promote sustainable design (which is expected to help minimise the consumption of water at new developments), seek to protect existing utilities infrastructure and will help ensure that there is sufficient infrastructure capacity to accommodate growth (see, for example, Strategic Policy S11). Hanningfield Reservoir Treatment Works, a major site containing water treatment facilities, is also designated as a Special Policy Area. Through these provisions, the Pre-Submission Local Plan is expected to help lessen the adverse effects of development on water resources. Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). In this context, a number of the proposed site allocations are within close proximity to waterbodies. However, it is anticipated that potential effects on water could be lessened through the application of the proposed Local Plan policies (such as Policy NE3) and through mitigation measures agreed at the individual planning application stage. Other plan policies relating to the conservation and enhancement of the City Area's natural environment and provision of green infrastructure may also help to enhance water quality (see, for example, Strategic Policy S6). On balance, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective.

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	++	++/-	-	++/?	+	+/-	A number of proposed site allocations are within areas of flood risk. However, the policies of the Pre-Submission Local Plan seek to minimise flood risk and ensure that development does not give rise to flood risk elsewhere, in accordance with a sequential, risk-based approach. In particular, Policy NE3 stipulates that planning permissions for all types of development will only be granted where it can be demonstrated that the site is safe from all types of flooding and it does not worsen flood risk elsewhere. It also sets out that development within areas of flood risk will be required to: provide a safe access and egress route; attenuate surface water run-off so that the run-off rate is no greater than the run-off prior to development taking place or, if the site is previously developed, development reduces run-off rates; and locate the most vulnerable development in areas of lowest flood risk unless there are overriding reasons for a different location. In addition, all major development will be required to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risk elsewhere. In consequence, it is anticipated that the potential for significant adverse effects on flood risk will be reduced. Through the plan's emphasis on green infrastructure provision including the designation of Green Corridors, there may also be opportunities to enhance flood storage and reduce surface water run-off Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective.
10. Air: To improve air quality.	++	+/-	-	+	++	+/-	Growth over the plan period will result in increased emissions to air during both the construction of new development and once development is complete. However, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of strategic mixed use sustainable urban extensions that reflect Garden City principles and the delivery of strategic improvements to the walking/cycling network (including through Green Wedges) are all likely to reduce the need to travel by car and associated emissions to air. Investment in transportation infrastructure may also help to address air quality issues including at the Army and Navy Junction (which is within an AQMA).

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
							As noted above, the HRA identifies that growth supported by the Pre-Submission Local Plan has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. Policy PA2 of the Pre-Submission Local Plan stipulates that for developments in or adjacent to an AQMA, or where an air quality impact assessment has been provided, permission will only be granted where the Council is satisfied that (after selection of appropriate mitigation) the development will not have an unacceptable significant impact on air quality, health and wellbeing. Policy PA1, meanwhile, requires that proposals are compatible with neighbouring uses and protect the wider amenities of the area by ensuring that development does not give rise to unacceptable levels of polluting emissions. Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	+/-	-	++	++/?	+/-	New development will result in increased energy use and associated greenhouse gas emissions. However, as noted above, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of strategic mixed use sustainable urban extensions that reflect Garden City principles and the delivery of strategic improvements to the walking/cycling network (including through Green Wedges) are all likely to reduce the need to travel by car and associated emissions of greenhouse gases. The Pre-Submission Local Plan also provides a strong policy framework that seeks to minimise energy use and greenhouse gas emissions and promote climate change adaptation through the siting and design of development (see, for example, Strategic Policy S3). Policy NE4, meanwhile, supports the delivery of appropriate renewable and low carbon energy development.

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
							Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	-	--/?	+	+/?	+/-/?	The construction of new development will require raw materials (such as aggregates, steel and timber) which may place pressure on local mineral assets. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments and in this regard, the policies contained in the Pre-Submission Local Plan (such as Policy MP3) promote the sustainable use of natural resources. Growth will also generate waste, although it is anticipated that a proportion of arisings would be reused or recycled. Several of the proposed site allocations are located within Minerals Safeguarding Areas and in consequence, there is the potential for significant negative effects on this objective due to sterilisation of the mineral resource. However, it is anticipated that the policies of the Pre-Submission Local Plan will help to avoid significant adverse impacts in some cases (through the requirements for Minerals Resource Assessment). On balance, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	++	+/-/?	+/--	++/?	+	+/-/?	New development has the potential to affect the City Area's cultural heritage assets both directly (through the loss of, or damage to, assets) or indirectly (through effects on setting). In this regard, the potential for negative effects on cultural heritage has been identified in respect of a number of the proposed site allocations. However, the policies contained in the Pre-Submission Local Plan such as Strategic Policy S5 and Policies HE1, as well as the development requirements for specific sites set out in Chapter 7, seek to conserve and enhance the City Area's cultural heritage assets and are expected to help ensure that adverse effects are minimised and that opportunities are sought to enhance assets and their settings.

SA Objective	Pre-Submission Local Plan Policy Chapter						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Local Plan	
							Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites such as Sandford Mill which is designated as a Special Policy Area). Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	++	+/-/?	+/--	++/?	++	+/-/?	Development will affect the character of the City Area's landscapes and townscapes, particularly given the area of greenfield land that will be required to accommodate growth over the plan period. However, it is anticipated that the application of the proposed Local Plan policies such as Policy NE2 and the site specific development requirements contained in Chapter 7 will help to minimise adverse effects in this regard. Under the Spatial Strategy, existing Green Wedges would be largely retained and Green Corridors designated. Together with the adoption of Garden City principles at proposed strategic urban extensions, these measures would be expected to help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas. The redevelopment of brownfield sites and the provision of green infrastructure present opportunities to enhance landscape and townscape. In this regard, the policies contained in the Pre-Submission Local Plan (including site-specific development requirements) seek to conserve and enhance landscape, promote good design and protect visual amenity. On balance, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.

Cumulative Effects Arising From Other Plans and Programmes

- 5.6.6 The policies and proposals contained in the Pre-Submission Local Plan sit within the context of a number of other plans and programmes including the local plans of surrounding local authorities. These plans and programmes are identified at **Appendix C** and include, for example:
- ▶ The London Plan;
 - ▶ the adopted and emerging local plans of Basildon Council, Braintree District Council, Brentwood District Council, Epping Forest District Council, Maldon District Council, Rochford District Council and Uttlesford District Council;
 - ▶ Essex and Suffolk Water Final Water Resources Management Plan;
 - ▶ Anglian River Basin District River Basin Management Plan;
 - ▶ The Local Transport Plan for Essex; and
 - ▶ Essex Minerals Local Plan.
- 5.6.7 The cumulative effects arising from the interaction of the Pre-Submission Local Plan with other plans and programmes have been considered. No significant negative cumulative effects have been identified, although increased development in the City Area and neighbouring local authorities will be likely to generate adverse cumulative effects on SA objectives relating to:
- ▶ biodiversity, due to increased visitor pressure on nature conservation sites;
 - ▶ transport, due to increased vehicle movements and associated congestion;
 - ▶ climate change, as a result of increased greenhouse gas emissions associated with new development;
 - ▶ air quality, principally due to increased vehicle movements and associated emissions to air;
 - ▶ land use, reflecting the cumulative loss of greenfield land; and
 - ▶ waste and resources, due to an anticipated cumulative increase in waste arisings associated with new development and the requirement for materials in the construction of new development.
- 5.6.8 However, these cumulative effects could be minimised through the policy measures contained across a number of the emerging/adopted local plans including the Pre-Submission Local Plan.

5.7 Mitigation and Enhancement

- 5.7.1 As set out in **Section 1.4**, the SA has been undertaken iteratively alongside and informing the development of the Local Plan. In this context, a number of measures were identified in the SA Report that accompanied the Preferred Options Consultation Document concerning recommended changes to the proposed Local Plan policies and the site-specific development requirements contained in Chapter 7. **Appendix J** lists these recommendations together with the Council's response.
- 5.7.2 The appraisal of the Pre-Submission Local Plan has identified further measures to help address potential negative effects and enhance positive effects associated with the implementation of the Local Plan. These measures are highlighted within the detailed appraisal matrices contained at **Appendices F, H and I** and will be considered by the Council in preparing the final Local Plan.

6. Conclusions, Monitoring and Next Steps

6.1 Conclusions

6.1.1 This SA Report has presented the findings of the appraisal of the Pre-Submission Local Plan. Specifically, the SA has considered the following key components of the Pre-Submission Local Plan:

- ▶ Local Plan Vision and Spatial Principles;
- ▶ development requirements and Spatial Strategy;
- ▶ Growth Areas and associated proposed site allocations (including reasonable alternatives); and
- ▶ Local Plan policies.

6.1.2 The principal conclusions of the appraisal are presented below.

Local Plan Vision and Spatial Principles

6.1.3 The Vision for the City Area seeks to deliver significant growth over the plan period in terms of housing, employment and associated services, facilities and infrastructure whilst protecting and enhancing the built and natural environment. Reflecting its emphasis on growth, the promotion of sustainable communities and environmental conservation and enhancement, the Vision has been assessed as being compatible with the majority of the SA objectives. There is the potential for conflicts, particularly between those elements of the Vision that support growth and SA objectives concerning environmental protection and enhancement (and vice-versa), although the extent of any conflict is likely to depend on how the Vision is realised through the policies and proposals of the Pre-Submission Local Plan

6.1.4 The appraisal has found the 11 Spatial Principles to be broadly supportive of the SA objectives. Where possible incompatibilities or uncertainties have been identified, these can be resolved if development takes place in accordance with all of the Spatial Principles. As such, an incompatibility or uncertainty is not necessarily an insurmountable issue.

Development Requirements and Spatial Strategy

6.1.5 The delivery of 21,893 dwellings, provision for Gypsies, Travellers and Travelling Showpeople and creation of 55,000 sqm of employment floorspace as well as retail floorspace over the plan period is expected to have significant positive effects on housing (SA Objective 2) and the economy (SA Objective 3). Focusing the majority of this growth in and adjacent to Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements outside the Green Belt should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. It is also anticipated that growth will promote investment in additional facilities, services and infrastructure including highways improvements (such as the proposed Chelmsford North East Bypass). This is expected to help promote the regeneration of brownfield sites and urban renaissance and address deprivation whilst minimising the need to travel by car and promoting walking and cycling. Overall, significant positive effects have therefore also been identified in respect of sustainable living and revitalisation (SA Objective 4), health and wellbeing (SA Objective 5) and transport (SA Objective 6). Minor positive effects are anticipated across the majority of the remaining SA objectives.

6.1.6 Growth in the City Area is likely to have a range of adverse environmental and social effects during both the construction and operation of new development arising from, for example, land take, disturbance (e.g. noise), increased vehicle movements and associated emissions to air, the use of energy and resources, the generation of waste and impacts on landscape and townscape

character. These adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are not considered likely to be significant.

- 6.1.7 The development requirements and Spatial Strategy have been assessed as having mixed significant positive and significant negative effects on land use (SA Objective 7). The Spatial Strategy seeks to maximise the use of previously developed (brownfield) land and would deliver approximately 2,200 dwellings, 4,000 sqm of office floorspace and 11,500 sqm of retail floorspace on brownfield sites. However, the scale of development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required to deliver approximately 75% of new development. This will lead to a loss of approximately 446 ha of Grade 3 agricultural land and approximately 252 ha of Grade 2 land.

Alternative Development Requirements and Spatial Strategy

- 6.1.8 At the Issues and Options Consultation Document stage, the SA appraised three options for the preferred housing requirement, two options for the preferred employment requirement and three options for the preferred spatial strategy. In developing the Preferred Options Consultation Document, a housing requirement of 22,162 dwellings was proposed. The Council also identified a further alternative spatial option; Urban Focus with Growth at Hammonds Farm and Key Service Settlements. The appraisal found that the preferred options now taken forward into the Pre-Submission Local Plan performed as well as, or better than, the alternatives appraised in terms of their contribution towards sustainability. The reasons for the rejection of the alternative options considered in preparing the Local Plan are set out in **Appendix F**.

Growth Areas and Associated Proposed Site Allocations

- 6.1.9 Overall, the scale of housing and employment land to be delivered through proposed site allocations within the three Growth Areas identified in the Pre-Submission Local Plan is considered to be significant and will help to meet the future needs of the City Area, its communities and businesses over the plan period whilst minimising the potential for significant adverse environmental effects. This reflects both the characteristics of individual sites and also the fact that the majority of dwellings and employment land will be delivered in/adjacent to urban areas and Key Service Settlements which have greater capacity in terms of their sustainability to receive growth. Overall, significant positive effects have therefore been identified in respect of housing (SA Objective 2), the economy (SA Objective 3) and sustainable living and revitalisation (SA Objective 4), although cumulatively development could place pressure on key services and facilities (if unmitigated).
- 6.1.10 There is the potential for new development to result in adverse environmental effects (and in some cases, significant negative effects). However, in many cases (such as in respect of biodiversity, water, flood risk, cultural heritage and landscape) it is anticipated that the potential adverse effects could be mitigated or reduced at the project level. In this context, the site-specific development requirements contained in Chapter 7 of the Pre-Submission Local Plan and the more general Local Plan policies will help minimise adverse effects and enhance positive effects associated with the delivery of the proposed site allocations.
- 6.1.11 Whilst the Pre-Submission Local Plan allocates a number of previously developed sites, cumulatively development will result in the loss of a substantial area of greenfield land. In consequence, there is the potential for significant positive and negative effects on land use (SA Objective 7).

Alternative Sites

- 6.1.12 The reasons for rejection of the alternative sites are detailed in **Appendix G** and include: incompatibilities with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy; specific issues over accessibility and connectivity; lack of supporting Plan evidence; as well as sustainability effects. The appraisal of alternative sites has revealed that as the majority of sites are located on greenfield land outside existing settlement boundaries, the preferred sites typically

perform better against the SA objectives in respect of land use (SA Objective 7) and landscape and townscape (SA Objective 14).

Local Plan Policies

- 6.1.13 The implementation of the proposed Local Plan policies, including Strategic Policies S2-S7 and S10-15, contained in the Pre-Submission Local Plan is anticipated to have positive effects across all of the SA objectives. These effects are expected to be particularly significant in respect of: housing; the economy; sustainable living and revitalisation; health and wellbeing; and transport. This reflects the likely socio-economic benefits associated with the delivery of housing, employment and community facilities, services and infrastructure in the City Area over the plan period and the focus of this growth in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements. It also reflects the strong framework provided by the plan policies that will help to conserve the City Area's natural and built environment and resources.
- 6.1.14 The Local Plan policies seek to maximise the use of previously developed (brownfield) land. However, as noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required to deliver approximately 75% of new development. In consequence, cumulative mixed significant positive and significant negative effects have been identified in respect of land use.
- 6.1.15 Despite the overall positive effects associated with the implementation of the strategic and local policies contained in the Pre-Submission Local Plan, negative effects have also been identified against many of the SA objectives including: biodiversity; transport; water; flood risk; air quality; climate change; waste and resources; cultural heritage; and landscape. This principally reflects impacts associated with the construction and operation of new development including land take, resource use, emissions and loss of landscape character. However, when considered together the Pre-Submission Local Plan includes policies which seek to manage the negative effects identified and in consequence, it is expected that significant adverse effects will be largely avoided, although some uncertainty remains.

Summary

- 6.1.16 Overall, the appraisal has demonstrated that the majority of the SA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Local Plan. Whilst negative effects have also been identified against many of the SA objectives, particularly associated with proposed site allocations, the Pre-Submission Local Plan includes policies which seek to manage these effects such that significant adverse effects will be largely avoided.
- 6.1.17 Reasonable alternatives, in terms of development requirements, the Spatial Strategy and site allocations, have been considered as part of the SA of the Pre-Submission Local Plan and earlier plan development stages. The appraisal of these alternatives has demonstrated that, overall, the proposals of the Pre-Submission Local Plan perform similar to, or better than, the alternatives considered when assessed against the SA objectives.

6.2 Monitoring

- 6.2.1 It is a requirement of the SEA Directive to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM *et al*, 2005) notes, it is not necessary to monitor everything, or monitor an effect indefinitely. Instead, monitoring needs to be focused on significant sustainability effects. Monitoring the Local Plan for sustainability effects can help to answer questions such as:
- ▶ Were the SA's predictions of sustainability effects accurate?
 - ▶ Is the Local Plan contributing to the achievement of desired SA objectives?

- ▶ Are mitigation measures performing as well as expected?
- ▶ Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

6.2.2 Monitoring should be focussed on:

- ▶ significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused;
- ▶ significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken; and
- ▶ where there is the potential for effects to occur on sensitive environmental receptors.

6.2.3 **Appendix K** identifies a number of potential indicators that could be used for monitoring the sustainability impacts of the emerging Local Plan. The list contains a number of indicators which are already in common use. The table in **Appendix K** highlights potential indicators for all of the SA objectives.

6.2.4 In addition, the Council produces an Authority Monitoring Report (AMR) each year. This report contains both authority-wide and local level data which could be used to monitor the effects of the Local Plan against a number of the SA objectives. Where appropriate, these indicators (including those identified in Chapter 11 of the Pre-Submission Local Plan) have informed the proposed monitoring framework in **Appendix K**.

6.3 Consulting on this SA Report

6.3.1 This SA Report is being issued for consultation. We would welcome your views on any aspect of this 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.

6.3.2 The consultation will run from **Wednesday 31st January to Wednesday 14th March 2018**. The Council encourages people to submit comments via its consultation portal at: www.chelmsford.gov.uk/planningpolicyconsult. Alternatively, comments can be sent to:

- ▶ By email - planning.policy@chelmsford.gov.uk.
- ▶ By post - 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).

6.3.3 A specially designed response form is available online at www.chelmsford.gov.uk/pre-submission or on request by telephoning (01245) 606330.

6.4 Next Steps

6.4.1 Following consultation, the SA Report, together with the consultation responses received, will be submitted to the Secretary of State alongside the Pre-Submission Local Plan for examination which is expected to take place in Summer 2018.

Appendix A

Quality Assurance Checklist

Quality Assurance Checklist	
Objectives and Context	
The plan's purpose and objectives are made clear.	Section 1.3.
Sustainability issues, including international and EC objectives, are considered in developing objectives and targets.	Key sustainability issues identified through a review of relevant plans and programmes (see Section 2) and analysis of baseline conditions (see Section 3) have informed the development of the SA Framework presented in Section 4.2.
SEA objectives are clearly set out and linked to indicators and targets where appropriate.	Section 4.2 presents the SA objectives and guide questions.
Links with other related plans, programmes and policies are identified and explained.	A review of related plans and programmes is contained at Appendix C and summarised in Section 2 of this SA Report.
Scoping	
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report.	The environmental bodies were consulted on the Scoping Report in July-September 2015.
The assessment focuses on significant issues.	Sustainability issues have been identified in the baseline analysis contained in Section 3 of this SA Report on a topic-by-topic basis. Section 3.14 summarises the key sustainability issues identified.
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	As set out in Section 4.4 of the Scoping Report, no difficulties were encountered during its preparation. Difficulties encountered in undertaking the appraisal of the Pre-Submission Local Plan are identified in Section 4.5 of this SA Report.
Reasons are given for eliminating issues from further consideration.	No issues have been knowingly eliminated from this SA Report.
Baseline Information	
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	Section 3 of this SA Report presents the baseline analysis of the City Area's social, economic and environmental characteristics including their likely evolution without the Local Plan.
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	Throughout Section 3 of this SA Report, reference is made to areas which may be affected by the Local Plan. Section 3.2 and Appendix D together present a summary of the characteristics of the City Area's key settlements.
Difficulties such as deficiencies in information or methods are explained.	As set out in Section 4.4 of the Scoping Report, no difficulties were encountered during its preparation. Difficulties encountered in undertaking the appraisal of the Pre-Submission Local Plan are identified in Section 4.5 of this SA Report.
Prediction and evaluation of likely significant effects	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	Section 5 summarises the appraisal of the sustainability performance of the Pre-Submission Local Plan in terms of the Local Plan Vision and Spatial Principles, preferred development requirements and Spatial Strategy, site allocations and policies. Detailed appraisal matrices are

Quality Assurance Checklist	
	also provided at Appendix F, G, H and I that have been developed to meet the requirements of the SEA Directive.
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	Positive and negative effects are considered within the appraisal matrices and within Section 5. Potential effects are identified in the short, medium and long-term.
Likely secondary, cumulative and synergistic effects are identified where practicable.	The cumulative effects of the Pre-Submission Local Plan are considered in Section 5.6.
Inter-relationships between effects are considered where practicable.	Inter-relationships between effects are identified in the assessment commentary, where appropriate.
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.	These are identified in the commentary, where appropriate.
Methods used to evaluate the effects are described.	These are described in Section 4 and Appendix E.
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	These are identified within the appraisal matrices.
Issues to be taken into account in development consents are identified.	These are identified within the appraisal matrices.
The SA Report	
Is clear and concise in its layout and presentation.	The SA Report is clear and concise.
Uses simple, clear language and avoids or explains technical terms. Uses maps and other illustrations where appropriate.	Maps and tables have been used to present the baseline information in Section 3 where appropriate.
Explains the methodology used. Explains who was consulted and what methods of consultation were used.	Section 4 presents the methodology used for assessment whilst consultation arrangements are discussed in Section 1.
Identifies sources of information, including expert judgement and matters of opinion.	Information is referenced throughout the SA Report.
Contains a non-technical summary	Included.
Consultation	
The SEA is consulted on as an integral part of the plan-making process.	This SA Report is being consulted upon at the same time as the Pre-Submission Local Plan.
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report.	This SA Report is being consulted upon at the same time as the Pre-Submission Local Plan.
Decision-making and information on the decision	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	Responses received to this SA Report will inform the preparation of the Local Plan.
An explanation is given of how they have been taken into account.	This information will be provided in subsequent reports.
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	Section 5 and Appendix F set out the reasons for the selection of the Council's preferred development requirements and Spatial Strategy in light of the reasonable alternatives considered. Appendix G provides this information in respect of site allocations.



Appendix B

Schedule of Consultation Responses

Scoping Report Responses

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
1	Anglia Ruskin University	1 (Plans and Programme)	Suggests sources of information that could be relevant to the role that Anglia Ruskin University and Writtle College can play in the development of the City and the wider region, including: • The Witty Review; • The Dowling Review; • The Wilson Review; • The Economic Impact of Higher Education Institutions in England; and • The Contribution of University Research to Economic Growth.	Comment noted. The documents identified in this response are not considered to be plans and programmes in the context of the SEA Directive. However, the baseline information presented in Section 3 of this SA Report has been updated to highlight the important role of the University to economic development.
		1 (Baseline)	The consultee adds that the campus provides a City amenity which contains a thriving Business Incubation Centre and provides a large number of students who come to the City to live and study. The economic benefits that higher education brings, including transport and accommodation, are not mentioned within the Scoping Report.	Agreed. The baseline information presented in Section 3 of the SA Report has been updated to highlight the important role of the University to economic development.
		1 (Baseline)	The section on Writtle in Key Settlement Characteristics makes no mention of Writtle College, an institution that is considered a major part of the area.	Disagree. Writtle College is referred to within the key settlement baseline characteristics presented at Appendix C to the Scoping Report. No change.
		1 (Baseline)	The City cathedral is not mentioned within the Scoping Report and the sections on Culture and Heritage seem thin.	Comment noted. The baseline information presented in respect of cultural heritage both at the City Area level and the settlement level is considered to be sufficient and proportionate for the purpose of providing the basis for the SA of Local Plan. However, it is agreed that the reference to the Cathedral should be included within the key settlement baseline characteristics.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		1 (Baseline)	Considers that Chelmsford is likely to become part of the move outward from London, if it hasn't been already, of people who cannot afford to live in London. No mention of this is made within the Scoping Report.	Comment noted. Consideration has been given to inward migration into the City Area in determining potential future housing requirements as part of the Objectively Assessed Housing Needs Study which is referred to in Section 3.4 of this SA Report. No change.
		2 (Key Issues)	Raises concerns relating to insufficient information within the Scoping Report regarding Anglia Ruskin University. It is considered that the University is a major presence within the City and the consideration of matters associated with a local university should be noted in the local plan. Such matters include transport, student housing, implications of a transient student population, sports facilities, culture and business development amongst others.	Agreed. The following additional key sustainability issue has been identified in Table 3.12 of the SA Report: <i>"The need to support the City Area's educational establishments including Anglia Ruskin University."</i>
		3 (SA Framework)	Agrees with the approach. States that the text needs to outline needs of Chelmsford in greater depth, the authors have not captured the issues facing the City in the future in any detail and much has been omitted. It is currently far too generic.	Disagree. Section 3 of the Scoping Report provides a detailed overview of the key characteristics of the City Area and which has informed the selection of objectives and guide questions that comprise the SA Framework to be used in the appraisal of the Local Plan. No change.
		General	States that extensive consultation with stakeholders will be needed to develop a meaningful local plan.	Agreed. Both the Local Plan and the SA will be subject to consultation during the plan preparation process. No change.
2	Barton Willmore (on behalf of Redrow Homes)	1 (Baseline)	Suggests that the Council's Strategic Housing Market Assessment (SHMA) (2014) should not be used as the basis for the Local Plan and SA as it does not represent the objectively assessed need for housing. This comment is made in the context that the Council, together with Braintree, Colchester and Tendring Councils, have commissioned an Objectively Assessed Housing Needs (OAHN) study to provide the OAHN for the Housing Market Area.	Comment noted. The Scoping Report has drawn upon the most up-to-date evidence base available at the time of writing. It is acknowledged that the baseline information used in preparing the Scoping Report including the Local Plan evidence base will evolve as the SA process progresses. In this context, the findings of the Objectively Assessed Housing Needs

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
				Study are referred to in Section 3.4 of this SA Report. No change.
		3 (SA Framework)	Considers that SA Objective 6 should be updated to account for the significant positive contribution that park and ride services can make to meet this objective. Considered that park and ride services should be added to the list of services and that a 'significant positive' score be available to sites within 400m of any three or more services.	Agreed. The site appraisal criteria will be revised to include reference to park and ride facilities.
3	Basildon Council	General	No comments to make on this occasion.	Comment noted. No change.
4	Boreham Conservation Society	1 (Plans and Programme)	General concern that the key objectives and policy messages are aspirational and would question whether Local Government has the ability to deliver without significant commitment from other bodies, in particular HM Government.	The key policy messages and objectives identified in the Scoping Report reflect the findings of the review of plans and programmes and have helped to inform the SA Framework. It is considered that local planning policy has the scope to support (in combination with other mechanisms) many of these objectives. No change.
		2 (Key Issues)	Principal concern that the document seems to assume that housing growth is to be encouraged. It is appreciated that housing growth is inevitable but it seems that there are decisions to be taken about the amount of such growth and that the local population should be consulted about the issue. It appears as though there is no such opportunity for consultation and it is feared that the findings of the Objectively Assessed Housing Needs Study will be accepted without further question. Considered that there is not any right answer to the quantum of growth but that this is a matter for the City Council to decide after appropriate consultation with the public.	Comment noted. Options relating to the quantum of housing to be delivered in the City Area over the plan period have been appraised as part of this SA Report and presented for consultation alongside the Issues and Options Consultation Document. Comments received during consultation and the findings of the appraisal, alongside the evidence base, will inform the selection of the preferred growth option that will in-turn be subject to further consultation and, if appropriate, appraisal. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		2 (Key Issues)	In addition to safeguarding existing community facilities, suggested that words are included so to safeguard the identity of existing communities also.	Agreed. The following additional key sustainability issue has been identified in Table 3.12 of this SA Report: <i>"The need to safeguard the identity of existing communities."</i>
		2 (Key Issues)	With regards to the identification of the need to create sustainable places for people to live and work, there are a number of smaller communities which have become unsustainable with the closure of schools and other facilities. This should be addressed as part of the review and development encouraged which will support the concept of sustainable places.	Comment noted. No change.
		2 (Key Issues)	Suggests that through this process, Chelmsford should review the Metropolitan Green Belt to avoid further distortion of Chelmsford through the continued growth to the North and East of the City. Suggests that further green safeguarded zones around the City to compensate intervention into the Green Belt are created.	Comment noted. The need for a Green Belt review and safeguarded zones is a wider plan making consideration and is not considered to be a key sustainability issue. No change.
		2 (Key Issues)	Considers that the development of the station and Boreham interchange will bring development much closer to Boreham, creating large scale development separated only by the A12 and rail tracks. Suggests that the people of Boreham would be very much against further development to the northeast which may have a detrimental impact upon the village (also noted that this area of gravel extraction is due to be reinstated as a country park as agreed when permission was originally given).	Comment noted. The potential effects of Local Plan proposals will be considered as the SA process progresses. No change.
		2 (Key Issues)	Suggests that commitment to major transport / highways infrastructure is essential for any major increases in housing and employment and to this end Central Government must be engaged and committed to supporting the development of the new Local Plan.	Comment noted. The requirements for investment in transport infrastructure will be considered by the Council as part of the preparation of the Local Plan. No change.
		1 (Baseline)	Considers that the section which refers to Key Settlement Characteristics is limited in its range. Requested that further communities are identified on this list, for example there are the communities of Margaretting, Howe Green and the Hanningfields, all of which would benefit by becoming more sustainable communities.	Comment noted. The settlements identified in Section 3.2 of the Scoping Report represent those identified as 'key settlements' within the Core Strategy and Development Control Policies DPD only. The exclusion of settlements in this regard does not mean that they will not be

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
				subject to Local Plan policies and proposals. No change.
		2 (Key Issues)	Suggests some changes in the wording under 'Population and Community' as follows: - The need to <i>provide sufficient housing for Chelmsford's needs as assessed by the City Council</i> and plan for a mix of accommodation to suit all household types; - The need to <i>provide sufficient</i> employment sites to support economic growth; and - In the last bullet point under this heading, insert the word "any" before "new development."	Disagree. The proposed amendments to the key issues identified in Table 3.12 of the Scoping Report do not alter their emphasis. No change.
		2 (Key Issues)	Under 'Landscape and Townscape' it is suggested that words to the effect " <i>and agricultural land surrounding Chelmsford and its villages</i> " are added.	Agreed. The key issue has been amended to read: <i>"The need to conserve and enhance Chelmsford City Area's landscape character including the character of its villages and surrounding countryside."</i>
		General	Outside of the immediate impacts of the sustainable development, requested that the following impacts are also considered: - Crossrail and any further expansion – considered that this will put pressure for development on the parts of Chelmsford that are within easy commuting range of Shenfield and, in turn, increase pressure on the A12 / Chelmsford – Liverpool Street Railway Station; - Stansted development / increase in passenger numbers. Noted that Stansted is licensed for 5 million more passengers that currently use it. This supports the need to improve the road link between the airport and Chelmsford; and - With regards to immigration and population growth, it is considered that more data as to assumptions concerning whom and where from could be included within the Scoping Report.	Comment noted. These issues will be considered as part of the development of the Local Plan and SA as appropriate. No change.
5	Broomfield Parish Council	2 (Key Issues)	Suggests changes to the text included within Key Issues as follows: Population and Community - Suggest replacing bullet point 8 with "The need to encourage business investment and set up where this is likely to reduce out-commuting to London."	Disagree. The proposed amendment to the key issue identified in Table 3.12 of the Scoping Report does not alter its emphasis. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			Transport and Accessibility - Suggest replacing bullet point 6 with "The need to ensure that new development is accessible to a combination of community facilities and services and jobs so as to reduce the need to travel."	Agreed. The key issue referred to in this response has been amended to read: <i>"The need to ensure that new development is accessible to a range of community facilities and services and jobs so as to reduce the need to travel."</i>
			Water - Suggest replacing bullet point 2 with "The need to promote the efficient use of water resources, including drainage and sewerage capacity".	Disagree. Drainage and sewerage capacity are captured under the key issue "The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development." No change.
			Landscape and Townscape - Suggest adding after bullet point 2 "The need to protect landscapes of value to the local economy where these have been specifically identified in landscape character statements".	Agreed. The following additional key issue has been identified in Table 3.12: <i>"The need to protect landscapes of value to the local economy where these have been specifically identified in landscape character statements".</i>
	3 (SA Framework)	Clarification and suggested changes to the text included within Guide Questions are proposed as follows:		
			Sustainable Living and Revitalisation - Clarification required relating to bullet point 7 and the text "Will it increase access to schools and colleges?" Considered that this is unclear and confusion about whether it relates to location or the promotion of continued learning.	Comment noted. This guide question relates to the access of new development to schools and colleges and investment in these services and facilities. No change.
			Water - Suggested addition of a new bullet point after bullet point 2 as follows: "Will it make efficient use of existing / already planned water resource infrastructure, including drainage and sewerage capacity, and minimise the need for new infrastructure?".	Disagree. It is considered that the existing SA objectives and guide questions are sufficient to ensure that effects on water infrastructure are considered during the appraisal.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
				No change.
			Landscape and Townscape – Suggested addition of a new bullet point after bullet point 1 as follows: "Will it conserve and protect landscapes of the highest value to the local community, where these have been specifically identified in landscape character statements?"	Disagree. It is considered that the existing SA objectives and guide questions are sufficient to ensure that effects on landscapes are considered during the appraisal. No change.
			Landscape and Townscape – Suggest replacing bullet point 3 with "Will it avoid unsustainable development in the Green Belt?"	Disagree. The wording of this guide question is consistent with national planning policy set out in the National Planning Policy Framework (NPPF). No change.
			Landscape and Townscape – Suggest replacing bullet point 5 with "Will it harm the sustainability objectives that underlie the current Green Wedge policy?"	Disagree. It is considered that the existing SA objectives and guide questions are sufficient to ensure that effects on green wedges are considered during the appraisal. No change.
6	Castle Point Borough Council	General	There are no objections to the framework chosen to carry out a SA of the Local plan. Furthermore, all of the relevant issues have been identified and the objectives and questions address the key issues.	Comment noted. No change.
7	Rettendon Parish Council	General	Considers that previous communication from Chelmsford City Council on this topic as not always satisfactory and asks that they improve their communication with parish councils.	Comment noted. No change.
8	Ken Wilkinson	General	In light of the interest in the proposed amendments to the existing leisure facilities, requested that Chelmsford City Council undertake any proposals in light of the following contexts taken from the SA Scoping Report: - Promote healthy lifestyles and levels of physical activity - Enhance the public realm - Maintain and enhance community services - Align investment in services, facilities and infrastructure with growth - Maintain and improve leisure and recreational facilities	Comment noted. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		General	Suggests that the Plan does not seem to look at the impact on the local environment. For example, the siting of a leisure centre adjacent to a park and ride facility would reduce conflicting traffic movements from the City centre and reduce quantum of car parking required in the city centre. It would also support the use of public transport to the facility and allow easier access from nearby residents. The location would also allow the Council to provide more housing within the City on a brownfield site.	Comment noted. At this stage, it is not within the scope of this consultation, nor the Scoping Report, to consider site specific issues. No change.
9	Anglian Water	1 (Baseline)	Recommends the Water Cycle Study (May 2011) is reviewed and should be included as it is a significant document for the key objectives and policy messages for both 'Water' and 'Climate change'.	Comment noted. It is understood that the Council has updated the Water Cycle Study to inform the development of the Local Plan. No change.
10	Office of Rail and Road	General	No comments to make on this particular document.	Comment noted. No change.
11	Dr Peter Foreman	1 (Baseline).	Considers that the Scoping Report covers all the issues required.	Comment noted. No change.
		2 (Key Issues)	Agrees that the main economic, social and environmental issues identified are relevant to the SA of the Local Plan	Comment noted. No change.
		3 (SA Framework)	States that the proposed approach to the SA of the Local Plan is appropriate	Comment noted. No change.
12	Essex County Council	1 (Review of Plans and Programmes)	States that the following documents should also be considered: • Economic Plan for Essex (April 2014); • Commissioning School Places in Essex 2014-19; • Education Transport Policy (February 2015); • Department for Education (2014) Home to school travel and transport guidance – statutory guidance for local authorities; • Sustainable Drainage Systems Design Guide (December 2014); • Chelmsford Surface Water Management Plan (2008); • Essex Historic Environment Record (EHER); • ECC Developer's Guide to Infrastructure Contributions 2015 Revision Consultation;	Comment noted. The plans and programmes identified in this response have been included in the review of plans and programmes with the exception of the Local Plan evidence base. This is not considered to be a plan or programme in the context of the SEA Directive but has been used to inform the baseline analysis in Section 3 of the Scoping Report where appropriate.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			- Essex County Council and Southend-on-Sea Borough Council (2001) Waste Local Plan; - Essex and South Suffolk Shoreline Management Plan 2 (October 2010); and - Chelmsford City Council Emerging Evidence Base.	
		1 (Key Issues)	With regards to Table NTS.2 of the Non-Technical Summary, namely bullet point 12 of 'Population and community', it is considered that reference should be made to addressing potential deficits in early years and childcare provision (It should be noted that ECC does not have the capital to fund new schools / early years facilities and expects a developer to contribute to the pupil / childcare places likely to be generated from new development).	Agreed. The following key sustainability issue has been updated in this SA Report: <i>"The need to address forecast deficits in, in particular, school places and early years and childcare provision"</i>
		2 (Key Issues)	With regards to Table NTS.2 of the Non-Technical Summary, namely bullet point 4 of 'Population and community', it is thought that this issue could be broadened to refer to the delivery of 'a range' employment sites, as indicated in the Employment Land Review (January 2015) which concluded that as the City continues to grow it will be important that a flexible and adaptable supply of employment land is retained and brought forward.	Agreed. The key sustainability issue has been updated in this SA Report, as follows: <i>"The need to deliver a range of employment sites to support economic growth"</i>
		2 (Key Issues)	With regards to Table NTS.2 of the Non-Technical Summary, namely bullet point 3 of 'Health and wellbeing', it is considered that reference should be made to the ECC Independent Living Programme (at present a gap exists in the provision of Independent Living housing across Essex).	Comment noted. The following additional key sustainability issue has been identified: <i>"The need to support the delivery of independent living housing."</i>
		2 (Key Issues)	Considers that the Scoping Report identifies a number of key issues regarding sustainable transport but could also include reference to the following: - The need to encourage more use of public transport, and in particular key transport interchanges between different modes, namely bus and rail; - The need to encourage car sharing, especially along heavily congested transport corridors; - The need to address congestion in and around the city centre; and - The need to investigate more innovative and creative ways to tackle behaviour change, rather than simply the monitoring of travel patterns.	Agreed. The following additional key sustainability issues have been identified: <i>"The need to encourage the use of public transport, and in particular key transport interchanges between different modes, namely bus and rail;</i> <i>The need to encourage car sharing, especially along heavily congested transport corridors;</i> <i>The need to address congestion in and around the City Centre; and</i> <i>The need to investigate more innovative and creative ways to tackle behaviour change, rather than</i>

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
				<i>simply the monitoring of travel patterns."</i>
		2 (Key Issues)	With regards to Table NTS.2 of the Non-Technical Summary, namely bullet point 2 of 'Transport and Accessibility', it is considered that the Local Plan will need to consider on-going projects regarding the strategic and local highway network, including the A131.	Comment noted. No change.
		2 (Key Issues)	With regards to Table NTS.2 of the Non-Technical Summary, namely bullet point 5 of 'Transport and Accessibility', with regards to SA objective 'Transport and Accessibility', it is considered that the Scoping Report should make reference to the potential expansion, or provision of additional park and ride facilities in Chelmsford through a review of the existing Park and Ride Strategy.	Comment noted. However, this is a future policy decision which may be considered as part of the development and appraisal of the Local Plan. No change.
		2 (SA Framework)	With regards to Table NTS.2 of the Non-Technical Summary, namely bullet point 3 of 'Material Assets', this issue is supported. However, it is considered that the SA Framework should include objectives / guide questions which ensure the vision / objectives of the Minerals Plan are included and in physical terms the locations of the 'preferred sites' are taken into account as part of the assessment process.	Agreed. The following additional guide question has been included in the SA Framework: <i>"Will it support the objectives and proposals of the Essex Minerals Local Plan?"</i>
		2 (Key Issues)	With regards to Coastal Protection Zone, it is considered that this policy is not included in the emerging Local Plan given the lack of available evidence to support its boundaries and purpose (it was a part of the East of England Plan (RSS) which was revoked in January 2013). Suggested that a more appropriate approach may be to use other evidence, including Essex Shoreline Management Plan; international designations (e.g. RAMSAR); landscape character assessment etc.	Agreed. References to the Coastal Protection Zone have been removed from this SA Report.
		3 (SA Framework)	Considers that the proposed approach to the SA, including the matrices and scoring system, is generally supported. However, suggests that some consideration regarding the methodology used to assess sites that will have cross border impacts in emerging neighbouring Local Plans will be required depending on the preferred spatial strategy and consideration of reasonable alternatives.	Comment noted. The cumulative effects of the Local Plan in combination with other plans and programmes such as neighbouring local authority plans will be assessed as part of the SA process. No change.
		3 (SA Framework)	With regards to SA objective 9 'Flood risk and coastal erosion', bullet point 5 should be amended to read 'Will it deliver Sustainable Drainage Systems...'	Agreed. The guide question has been amended to read: <i>"Will it deliver Sustainable Drainage Systems and promote investment in flood</i>

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
				<i>defences that reduce vulnerability to flooding?"</i>
		3 (SA Framework)	Suggests that the objectives regarding flood risk should be reviewed to ensure that any constraints / issues identified in the Chelmsford Surface Water Management Plan are covered by the SA framework.	Agreed. The Surface Water Management Plan has been reviewed as part of this SA Report. The findings of the Plan have also informed the baseline analysis contained in Section 3. The potential for effects on surface water flooding will be considered under the appraisal of Local Plan policies and proposals against SA Objective 12 (flood risk).
		3 (SA Framework)	With regard to SA objective 'Biodiversity and Geodiversity', suggests that an additional guide question is added as follows: "Will it encourage the use of multifunctional areas and landscape design for drainage?"	Comment noted. It is considered that the guide question proposed would be more appropriate under the SA objective relating to flood risk. The following additional guide question has therefore been included under SA Objective 9: <i>"Will it encourage the use of multifunctional areas and landscape design for drainage?"</i>
		3 (SA Framework)	With regard to SA objective 5 'Health and Wellbeing', it is suggested that the second bullet point should refer to "improve access to <i>green</i> open space..."	Agreed. The guide question has been revised as follows: <i>"Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities?"</i>
13	Environment Agency	1 (Plans and Programmes)	Considers that the SA Scoping Report is comprehensive. States that the relevant plans and programmes should also include the latest Anglian River Basin Management plan and Anglian Flood Risk Management Plan.	Agreed. The plans and programmes highlighted in this response have been reviewed as part of the preparation of this SA Report.
		2 (Key Issues)	Is in broad agreement with the main issues identified in the SA Scoping Report. Consultee understands that there is an intention to update the Chelmsford Water Cycle Study so to ensure that the latest information is reflected in the Council's evidence base.	Comment noted. No change.
		3 (SA Framework)	Suggests that with regard to the 'Water' objective, the Water Framework Directive (WFD) objectives should be taken into account in terms of the impact of development growth on the status of water bodies. Considered	Comment noted. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			that when assessing the impact of development growth on the status of water bodies, particular regard should be given to: - Preventing the deterioration of their existing status; or - Failure to achieve the objective of 'good status'.	
		3 (SA Framework)	Suggested that the following question is included under SA Objective 1: Will it conserve and enhance species diversity, and in particular avoid harm to indigenous BAP priority species?	Agreed. The following guide question has been included in the SA Framework (and amendments made as appropriate to the existing guide questions): <i>"Will it conserve and enhance species diversity, and in particular avoid harm to indigenous Biodiversity Action Plan priority habitats and species and protected species?"</i>
		3 (SA Framework)	With regard to 'Water', it is considered that WFD objectives should be applied to the assessment of potential impacts of development growth on water bodies across the district. Suggests that the first guide question could be amended to read as follows: Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration in its existing status and/or fail to achieve the objective of good status under the Water Framework Directive and improve ground and surface water quality?	Agreed. The guide question has been amended to read: <i>"Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration in existing status and/or failure to achieve the objective of good status under the Water Framework Directive?"</i> The following additional guide question has also been included: <i>"Will it improve ground and surface water quality?"</i>
		3 (SA Framework)	With regard to SA objective 9, 'Flood Risk', in Table 4.1, suggested that there could be a question on the sequential test being used on decisions on development proposals, as follows: Is the sequential test being used to reach decisions on development proposals?	Comment noted. The existing guide question at bullet point 3 has been amended to read: <i>"Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test?"</i>
		3 (SA Framework)	With regards to site appraisal criteria, it is considered that SA objective 1 could include an appraisal criterion applicable to Biodiversity Action plan (BAP) Habitats and Species. Suggested that the threshold could be	Agreed. The site appraisal criteria has been revised to reflect this response.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			development sites within 100m of BAP Habitats and Species designations.	
		3 (SA Framework)	With regard to the site appraisal criteria, it is suggested that WFD river quality data could be used against SA objective 8 as a criterion for the purpose of determining whether there is a potential impact on the water environment.	Comment noted. However, it is unclear how WFD water quality data would influence the scoring of sites. The appraisal in this context concerns whether proposals would affect the existing status of waterbodies, regardless of their condition. No change.
		3 (SA Framework)	Welcomes the Definitions of Significance set out under Appendix D.	Comment noted. No change.
14	Essex Bridleways Association	1 (Review of Plans and Programmes)	Suggests that the Essex County Council Rights of Way Improvement Plan is included.	Agreed. This plan has been reviewed as part of the preparation of this SA Report.
		2 (Review of Plans and Programmes)	Considers that an objective relating to the improvement and enhancement of Rights of Way provision is included in Table 2.2.	Agreed. Additionally, the following guide question has been included under SA Objective 5: <i>"Will it maintain and enhance Public Rights of Way and Bridleways?"</i>
		2 (Review of Plans and Programmes)	With regard to 'Landscape and Townscape', suggests that there should be reference to enhanced rights of way network with the creation of Bridleways wherever possible in keeping with the promotion of access to the countryside.	Comment noted. The following guide question has been included under SA Objective 5: <i>"Will it maintain and enhance Public Rights of Way and Bridleways?"</i>
		3 (Key Issues)	Agrees with the "need to enhance the green infrastructure network, addressing deficiencies and gaps, improving accessibility and encouraging multiple uses where appropriate". Suggested that these could include an objective to include all users where possible, including equestrians.	Agreed. This issue has been amended to refer to all users, as follows: <i>"The need to enhance the green infrastructure network, addressing deficiencies and gaps, improving accessibility for all users and encouraging multiple uses where appropriate"</i>

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
15	Paul Holt	General	Considers that agricultural land is a valuable resource and that development needs to be concentrated on brownfield sites rather than greenfield, with speculative greenfield development to be particularly resisted.	Comment noted. No change.
		General	Suggests that building on flood plains should be resisted.	Comment noted. No change.
16	Gladman Developments	General	Considers that this was an appropriate opportunity to remind the authority of a number of key issues that must be addressed when undertaking a robust Sustainability Appraisal, including that: - The Council must take account of all reasonable alternatives when assessing and selecting their preferred policy choice; - The Council should not seek to progress a pre-determined strategy that unjustifiably influences the assessment process; - The Council should ensure that the results of the SA process clearly justify its policy choices; and - The Council's decision making and scoring should be robust, justified and transparent.	Comment noted. The SA process will consider reasonable alternatives as appropriate and will document the reasons for the selection of preferred options and rejection of alternatives. No change.
17	Highways England	2 (Key Issues)	Suggests that the order of transport issues is altered, i.e. reducing the need for travel and sustainable means should be ranked above improvements to the network.	Comment noted. However, the issues identified in the Scoping Report are not ranked. No change.
18	Historic England	1 (Plans and Programmes)	Suggests the inclusion of the following documents within the review of plans and programmes: - UNESCO World Heritage Convention (1972) - The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) - The European Convention on the Protection of Archaeological Heritage (Valetta Convention) - Historic England has produced a series of Good Practice Advice notes for planning, including one relating to Local Plans: www.historicengland.org.uk/images-books/publications/gpa1-historicenvironment-local-plans/ - Conservation Area Character Appraisals and Management Plans - Relevant SPDs	Agreed. The plans and programmes highlighted in this response have been reviewed as part of the preparation of this SA Report.
		2 (Key Issues)	Agrees with the key sustainability issues surrounding heritage which arise from the preliminary baseline discussions.	Comment noted. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		2 (Key Issues)	It is considered that the SA should highlight the many opportunities for the enhancement of the historic environment which comes from sustainable development proposals. Suggested that opportunities could form an additional column to Table 3.12.	Comment noted. However, the enhancement of the historic environment is identified as a key sustainability issue in Table 3.12. No change.
		3 (SA Framework)	Welcomes the inclusion of Sustainability Objective 13 which covers heritage and the guide questions. Considers that the first guide question relating to SA Objective 13, which covers heritage, should use the phrase "historic environment" rather than "historic built environment", as the latter excludes non-built elements of the historic environment.	Agreed. The guide question has been updated as follows: <i>"Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets?"</i>
		3 (SA Framework)	States that they are generally content with the proposed assessment process relating to the historic environment, and consider the methodology set out in Section 4 and Appendices D and E to be appropriate. Particularly welcomes the avoidance in Appendix E of simply using distance to judge the impact of a site allocation on heritage assets. This is consistent with our emerging advice on site allocations, which is due to be published in the autumn.	Comment noted. No change.
		3 (SA Framework)	States that Appendix E only refers to 'effects on designated heritage assets' in the appraisal criteria column, which implies that non-designated heritage assets (as recognised by the NPPF) are not included. The terms 'nationally' and 'locally' designated heritage assets are used in the threshold column, which is misleading and not consistent with the NPPF (i.e. conservation areas are designated locally, but are recognised as designated heritage assets in the NPPF in the same way as listed buildings etc.). Recommends that the word 'nationally' is dropped from the threshold column, while the phrase 'locally designated' is replaced with 'non-designated' (to reflect the NPPF). Also recommends that the threshold column refers explicitly to adverse effects on non-designated heritage assets. The appraisal column should simply refer to 'effects on heritage assets'	Agreed. The Site Appraisal Criteria has been revised as per this response.
19	JB Planning Associates (on behalf of the Thorogood Family)	General	Welcome the commitment to the findings of the Sustainability Appraisal process being published in a series of interim SA Reports to accompany the publication and consultation of the various iterations of the draft Local Plan. However, states their content must be entirely clear and transparent.	Comment noted. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		General	The Sustainability Appraisal process will need to ensure that given Chelmsford's size, geographical location and importance, the wider unmet needs of the Housing Market Area within which it sits are properly addressed, and that Chelmsford's needs are not considered in total isolation. This of course is a legal requirement under the Duty to Co-operate.	Comment noted. The SA process will consider the cumulative effects of the Local Plan in combination with other plans and programmes including the local plans of neighbouring authorities. No change.
		General	It is considered vital that the Sustainability Appraisal process fully and accurately reflects the actual population of the local area in light of recent concerns regarding the robustness of key national household projections and the accuracy of ONS population estimates.	Comment noted. The Scoping Report has drawn upon the most up-to-date evidence base available at the time of writing. It is acknowledged that the baseline information used in preparing the Scoping Report including the Local Plan evidence base will evolve as the SA process progresses. No change.
		General	Considers that there is an urgent demand to boost significantly the amount of new housing being provided in Chelmsford in order to address affordability concerns (with reference to the relatively high ratio of lower quartile earnings to lower quartile house prices within the Chelmsford City Area).	Comment noted. No change.
		3 (SA Framework)	Emphasises the importance of ensuring the Sustainability Appraisal process properly addresses the economic needs of the area, and not just the social and environmental impacts.	Comment noted. The SA Framework comprises a range of socio-economic and environmental SA objectives and associated guide questions. This will help to ensure that the socio-economic and environmental effects of the Local Plan are fully considered. No change.
		General	Considers that the new Local Plan identifies a range of housing sites that are viable and deliverable within the Plan period in order to begin to redress the backlog in required housing delivery.	Comment noted. No change.
		3 (SA Framework)	Suggests that when undertaking individual site assessments, as part of the SA process, it will be important to ensure that the scoring system relates to what is actually being proposed by developers and landowners	Comment noted. The criteria used to appraise sites does not take into account mitigation or developer proposals in the first instance. Information provided by developers and the potential for the

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				implementation of mitigation measures will, however, be reflected qualitatively in the associated appraisal commentary. However, due to the lack of certainty with respect to the final composition and design of schemes, and whether mitigation will be implemented, this will not be reflected in the scoring of sites. No change.
		3 (SA Framework)	Welcomes the fact that SA Objective 1 (Biodiversity and Geodiversity) awards a ++ score to development that would deliver significant green infrastructure.	Comment noted. No change.
		General	Highlights that due to Chelmsford's proximity and good links to London (particularly by rail), it is likely to be required (amongst other South East local authorities) to meet a significant proportion of London's unmet housing needs.	Comment noted. No change.
20	Mid Essex Clinical Commissioning Group	1 (Plans and Programmes)	Suggests the inclusion of the following documents within the review of plans and programmes: - NHS England Five Year Forward View - Mid Essex CCG four year plan 2014-18 - NHS England and Mid Essex Primary Care Strategies	Agreed. The plans and programmes highlighted in this response have been reviewed as part of the preparation of this SA Report. Note that the Four Year Plan could not be accessed for review.
		2 (Key Issues)	Agrees with the Key Sustainability Issues as they relate to health.	Comment noted. No change.
		3 (SA Framework)	Agrees with the guide questions, however the illustrative guidance on the definitions of significance are not representative of the issues. The proximity of a new development to a healthcare facility is not relevant if the facility does not have capacity to meet the needs of the new development.	Comment noted. The potential for the site appraisal criteria to be revised to reflect the capacity of facilities will be reviewed to ascertain if there is information available to support such an assessment. No change at this stage.
21	Marine Management Organisation	1 (Plans and Programmes)	Agrees but suggests the inclusion of Marine Policy Statement.	Agreed. The Marine Policy Statement has been reviewed as part of the preparation of this SA Report.
		2 (Key Issues)	Yes and welcome references to Coastal Protection Zone on climate change and environmental protection.	Comment noted.

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				No change.
		3 (SA Framework)	Agrees with the proposed approach to the SA.	Comment noted.
				No change.
		1 (Baseline)	Noted that currently there is no reference to marine planning with the SA Scoping Report.	Comment noted. The Marine Policy Statement has been included within the review of plans and programmes.
22	Edward Baldock	General	Considers that the main point of deficiency is that there is no relative evaluation of the significance of the items across the list of evaluations that are proposed.	Disagree. It is not considered appropriate, nor is it best practice, to rank sustainability issues or objectives, which have been identified following a review of relevant plans and programmes and baseline information. The purpose of the SA process is (principally) to identify likely significant effects across all identified topics, enabling informed decisions to be made in respect of the sustainability strengths and weaknesses of policies and proposals.
				No change.
		General	States that the second point of deficiency is that the five tasks identified within the Non-Technical Summary do not address the issue of whether the likely (external) drivers for any change are clearly identified. Suggests that a sixth task is introduced with the objective of evaluating whether all the likely and anticipatable reasons for undertaking development have been identified and correctly evaluated. Considers at present that these issues are hidden within the list of evaluations.	Disagree. The five scoping tasks reflect those identified in Government guidance on SEA.
				No change.
		General	Considers that "Population" be promoted to first position in the list of evaluations.	Disagree. It is not considered appropriate, nor is it best practice, to rank sustainability issues or objectives, which have been identified following a review of relevant plans and programmes and baseline information. The purpose of the SA process is (principally) to identify likely significant effects across all identified topics, enabling informed decisions to be made in respect of the sustainability

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				strengths and weaknesses of policies and proposals. No change.
	General	Suggests re-ordering of the topics within the Scoping Report to reflect their relative importance, including moving Biodiversity to fifth, Transport to second.		Disagree. It is not considered appropriate, nor is it best practice, to rank sustainability issues or objectives, which have been identified following a review of relevant plans and programmes and baseline information. The purpose of the SA process is (principally) to identify likely significant effects across all identified topics, enabling informed decisions to be made in respect of the sustainability strengths and weaknesses of policies and proposals. No change.
	General	Suggests removal of Climate Change as a standalone topic within the Scoping Report and states that it should be incorporated as a sub-issue within the other topics and suggested methodology to evaluate Climate Change as per the second point of deficiency noted previously.		Comment noted. Whilst it is agreed that climate change is an issue that cuts across many of the SA topics, the SEA Directive identifies climatic factors as a specific topic and in this context, it is considered that the effects of the Local Plan on climate change should be considered through a specific topic. However, where climate change effects are identified that relate to other topics, then linkages will be identified in the appraisal as appropriate. No change.
	1 (Baseline)	Within the "Population" topic, it is suggested that there is inadequate assessment and differentiation between housing needs from the perceived historical failure of housing delivery and the needs stemming from the expectations for population (and household) growth in the future.		Comment noted. The baseline information presented in this SA Report draws on the Objectively Assessed Housing Needs Study which identifies housing requirements over the plan period. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		1 (Baseline)	Considers that little regard has been given to the impact of the internet on working patterns and areas of work and / or shopping. States that there will be a likely reduction in these needs in terms of their ratio to the population and, as such, these areas could be used for other purposes e.g. housing. Proposed that this could release large industrial areas for development which could see a surfeit of such industrial space.	Comment noted. There is not considered to be sufficiently robust evidence to support the argument that the internet will make available industrial areas for redevelopment in the period of the Local Plan. No change.
		1 (Baseline)	Considers that within the Transport objective there is inadequate consideration of the likely effects of driverless vehicles.	Comment noted. There is not considered to be sufficiently robust evidence to inform any discussion on the possible impact of driverless vehicles. It is also unknown whether such vehicles will be widely available in the period of the Local Plan. No change.
		1 (Baseline)	Within the Transport objective there is no consideration of the possible impact of the delivery of physical items by helicopter drones.	Comment noted. There is not considered to be sufficiently robust evidence to inform any discussion on the possible impact of drones. It is also unknown whether such drones will be widely used in the period of the Local Plan. No change.
		1 (Baseline)	Within the Water objective the assumption that any area subject to flood risk is not suitable for housing is questioned. Suggests that alternative building methods could address flooding in these areas.	Comment noted. National planning policy set out in the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. This has been reflected in the Scoping Report. No change.
		1 (Baseline)	With regards to the Water objective, it is considered that the plan should be looking further ahead than 2036 on the basis that we have a reasonable expectation of what the future will be like (this is given context with regards to global warming and rising sea levels and the possible inappropriate location of development in areas susceptible to flooding).	Disagree. The plan period is considered to be appropriate and consistent with national planning policy and guidance. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		1 (Baseline)	The assumption that traffic will continue to produce the same level of pollution during the plan period is questioned. Suggests that the introduction of electric cars will remove emissions with regards to the Air topic of the Scoping Report.	Comment noted. The potential take-up of electric cars over the plan period is unknown although it is considered unlikely that all traffic emissions will be cut by the end of the plan period. No change.
23	Norman Bartlett	1 (Plans and Programmes)	Suggests that plans from neighbouring authorities have been omitted.	Disagree. The plans of neighbouring local authorities have been reviewed as part of the review of plans and programmes. No change.
		1 (Baseline)	Considers that there is no consideration of the rail network. Whilst the Scoping Report identifies aims of reducing emissions and road travel, it does not set out any alternatives.	Disagree. Paragraph 3.6.3 of the Scoping Report provides information on Chelmsford rail station and rail services and facilities. Similarly, paragraph 3.6.9 comments on Essex County Council's Local Transport Plan and the focus on the delivery of transport improvements to support growth, including the North Chelmsford railway station. No change.
		1 (Baseline)	Suggests that immigration and population growth need to be objectively considered and forecast.	Comment noted. Information on population growth has been provided in the baseline analysis contained in Section 3.4 of the Scoping Report. No change.
		2 (Key Issues)	Considers that the references to climate change and its effects do not set out what the changes are likely to be.	Disagree. Section 3.10 of the Scoping Report highlights the potential implications of climate change based on 2009 UK Climate Projections. No change.
		3 (SA Framework)	Considers that some of the objectives and guide questions mitigate against one another when considered together. For example "Will it provide a supply of high quality employment land to meet the needs of existing businesses and attract inward investment?" is set against "Will it	Disagree. The guide questions are designed to enable the identification of the full range of potential significant socio-

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			avoid the loss of agricultural land including best and most versatile land?" Suggests that the terminology could be changed to avoid confusion.	economic and environmental effects of the Local Plan. No change.
24	Graham Bell	2 (Key Issues)	Agrees that the main economic, social and environmental issues identified in the Scoping Report are relevant to the SA of the Local Plan.	Comment noted. No change.
25	Alan Cullen	1 (Baseline)	Considers that whilst the Scoping Report recognises the current situation it does not consider the future to an appropriate extent, citing the increasing and ageing population and the problems this may bring. This should be identified with regard to a number of aspects including education, health, water supply and sewage, energy, transport, food, emergency services and others.	Disagree. Throughout Section 3 the Scoping Report highlights the challenges associated with increasing and ageing populations. No change.
		1 (Baseline)	Considers that the Scoping Report recognises traffic problems on the A12 but not in the City Centre.	Disagree. The Key Settlement Characteristics identified in Appendix C of the Scoping Report highlight that traffic congestion is an issue in parts of the urban areas of Chelmsford. No change.
26	Mr N Heath	General	Considers that the expansion of Chelmsford has not been matched by an expansion in its infrastructure, with specific regard to transport. Suggests that bus services could be upgraded so to provide a suitable mode of transport that could help reduce congestion in the City centre.	Comment noted. The provision of transportation infrastructure will be considered by the Council as part of the preparation of the Local Plan and as part of the SA process. No change.
27	John Riches	1 (Baseline)	Suggests that the population by age grouping should identify the 55-65 age range number in Table 3.4. Considered that to make the best use of housing stock and to meet current and emerging needs, it is desirable to know and to possibly enable a proportion of the large population within the 65 and over age range and the number within the 55-65 range to move to single storey homes where available with the intention of releasing larger housing to the purchasing and rental market.	Comment noted. The age groupings in Table 3.4 are based on statistics provided by the Office for National Statistics. The Council will consider the range, mix and type of housing to be provided over the plan period as part of the preparation of the Local Plan. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		2 (Key Issues)	Although the issues identified are agreed with, it is considered that the main motivation for wellbeing within the community will be the range and growth of employment. Considers that business and well paid jobs in the immediate locality are encouraged.	Comment noted. No change.
		2 (Key Issues)	Suggests that to optimise the SA there should be direct linkages between the education and training systems provided and the needs of the local economy.	Comment noted. Linkages between education and training and the local economy will be considered as appropriate through the SA of the Local Plan. No change.
		3 (SA Framework)	Agrees with the proposed approach to the appraisal.	Comment noted. No change.
28	Carol Mahoney	3 (SA Framework)	The following comments are made with respect to the site appraisal criteria:	
			Clarification is required on how the scoring will be weighted, if it is weighted at all.	Comment noted. The scoring of sites against each SA objective will not be weighted. No change.
			There does not appear to be any criteria to assess to what extent a site will contribute to a mix of accommodation to meet the diverse needs of the area. Clarification is required on how this will be assessed.	Comment noted. The range and type of housing to be provided on specific sites will be determined at the planning application stage and taking into account a number of factors including Local Plan policies and viability. In consequence, it is not considered appropriate to consider housing mix as part of the SA sites. No change.
			The distances used in objective 4, 'Sustainable Living and Revitalisation', are considered to be unnecessarily restrictive and inconsistent with the stated aim to support economic development in the rural areas. Suggests that an optional criteria could be included for access to services that are within 15 minutes travel time by public transport.	Comment noted. In view of this response, the site appraisal criteria under SA Objective 4 has been revised to include reference to the accessibility of public transport.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			It is suggested that the criteria for greenfield land on objective 7, 'Land Use and Soils', does not take into account the size of the site or its current use.	Comment noted. Where strategic sites are proposed that would involve the substantial development of greenfield land then the scale of greenfield land lost, as well as its agricultural land quality, will be duly considered. No change.
			With regards to the definitions of significance, objective 14, 'Landscapes and Townscape', one of the objectives is 'Will it promote high quality design in context with its urban and rural landscape?' The scoring criteria does not reflect this objective, so clarification is sought on how will this be assessed?	Comment noted. The Definitions of Significance presented in Appendix D to the Scoping Report are illustrative only. The design of development in the context of specific sites will be determined at the planning application stage and taking into account a number of factors including Local Plan policies and building regulations. In consequence, it is not considered appropriate to consider design as part of the SA sites.
			With regard to landscape, states that it is difficult to envisage any development not having some affect. The '-' and '--' scores seem to conflate adverse effects and effects on green wedge/costal protection/greenbelt without providing sufficient differentiation for the significant number of sites that fall outside of those protected areas. The '0' score might therefore be more usefully applied to 'Development is unlikely to have an effect, or on balance any significant effect'. This would leave the two negatives scores to deal more appropriately with significant adverse effects and those protected areas. It might also be helpful to state how 'affect' will be assessed as this can be a very subjective criteria.	Disagree. The Site Appraisal Criteria is considered to be appropriate for appraising the effects of proposed sites on landscape. No change.
29	Nigel Brown and Vivienne Flack	1 (Baseline)	States that the SA should very clearly recognise that the historic environment is a finite non-renewable resource and that the SA should clearly identify the need for the Local Plan to set out a positive strategy	Comment noted. It is considered that the Scoping Report appropriately highlights the need to protect and enhance the City Area's cultural heritage assets both in the identification of key sustainability issues and in the SA Framework. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		1 (Plans and Programmes)	Suggests the inclusion of the Valetta Convention (1992).	Agreed. The Valetta Convention (1992) has been included in the review of plans and programmes in this SA Report.
		1 (Plans and Programmes)	With regard to Appendix B in dealing with the NPPF, considers the statement; 'SA Framework should include objectives which seek to maintain vulnerable assets including built and historic.' as a little unclear. Maintain is perhaps not quite the right word, neither is it clear what the distinction between built and historic might be and it isn't just vulnerable assets that need to be covered. Something along the lines of 'SA Framework should include objectives which seek to conserve and enhance historic environment assets' would be a better wording.	Agreed. The wording in Appendix B has been revised as per this response.
		2 (Key Issues)	States that the following key sustainability issue should be identified: The need to recognise, conserve and enhance the interrelationship between the historic and natural environment.	Disagree. This issue is considered to be captured by the following key sustainability issue: "The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes."
		3 (SA Framework)	Similarly, an additional question should be added to Table NTS.3 as follows: Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?	Agreed. The following guide question has been included in the SA Framework under SA Objective 13: <i>"Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?"</i>
		1 (Baseline)	Considers that the section on Boreham in Appendix C omits its perceived most significant characteristic, which is its rural setting. The importance of its rural location is set out in the Boreham Village Design Statement. Suggests that it may be appropriate to include village design statements in the evidence base. Suggests that Appendix C should be updated to identify the rural setting as a key characteristic of Boreham.	Agreed. The key baseline characteristics of Boreham have been updated to reflect the importance of its rural setting. Village Design Statements have been referred to in the review of plans and programmes contained in the Scoping Report.
		1 (Baseline)	Highlights that parts of Chelmer and Blackwater Navigation Conservation Area runs through the south of the parish and that the Chelmer valley is an important part of the rural setting of Boreham.	Agreed. The key baseline characteristics of Boreham have been updated to include reference to the Chelmer and Blackwater Navigation Conservation Area and Chelmer valley.
30	NHS England Midlands and East (East)	General	States that the SA must consider what healthcare facilities and services are available, and what capacity exists in the healthcare system at	Comment noted. It is not within the scope of the SA to undertake a detailed

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			present to support growth. Proposes that a more detailed and focused study of existing healthcare facilities is undertaken so as to identify the extent of impacts on healthcare from the next Local Plan growth proposals.	assessment of healthcare provision in the City Area. However, the SA will draw on available evidence to inform the appraisal process. No change.
31	Nathaniel Lichfield & Partners (on behalf of Bloor Homes Eastern)	General	Suggests that it should be made clear as part of the Scoping Report that options to review the Green Belt to meet identified needs will be considered.	Comment noted. The identification of options relating to review of the Green Belt is a wider plan making consideration. It is not the role of the SA process to identify the options for appraisal but to assess the reasonable alternatives put forward by the Council No change.
		1 (Baseline)	Notes that Chelmsford's ratio of house prices to earnings is higher than both the national and Essex county average which suggests that affordability is a significant issue in Chelmsford. Suggests that this reinforces the need to boost significantly the supply of new homes in Chelmsford.	Comment noted. No change.
		1 (Baseline)	With regard to the evolution of the baseline without a Local Plan and the relating consequences, it is considered that the figures provided must also take account of market signals and whether housing supply in Chelmsford has kept pace with demand, affordability and the wider need to boost significantly the supply of new homes.	Comment noted. The Scoping Report has drawn upon the most up-to-date evidence base available at the time of writing. It is acknowledged that the baseline information used in preparing the Scoping Report including the Local Plan evidence base will evolve as the SA process progresses. In this context, the findings of the Objectively Assessed Housing Needs Study are referred to in Section 3.4 of this SA Report. No change.
		1 (Baseline)	Considers that the economic potential of Chelmsford needs to be aligned with the housing growth levels. Noted that the 2014/15 shortfall in housing delivery by 304 dwellings is an important issue that needs to be addressed through the Local Plan by ensuring viable development proposals are brought forward which can be delivered on the ground and so meet the housing needs of Chelmsford.	Comment noted. This is a wider plan making issue that will be considered by the Council in the development of the Local Plan. No change.

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		1 (Baseline)	Suggests that the identified deficit in primary and secondary school places in the period to 2019 will need to be addressed as part of the Local Plan to 2036. Suggests that development which offers a deliverable opportunity to meet this need locally by providing space for a future school expansion or playing field expansion as part of wider residential-led development should be considered.	Comment noted. This is a wider plan making issue that will be considered by the Council in the development of the Local Plan. No change
		General	Considers that the Council should have due regard to the fact that, as detailed in Appendix 2 of the SA, "when considering housing provisions/targets the Local Plan should be mindful of the potential shortfall of around 7,000 new homes a year for London which may require to be accommodated in areas outside of London". It is considered that this will increase the objectively assessed housing need in Chelmsford.	Comment noted. This is a wider plan making issue that will be considered by the Council in the development of the Local Plan. No change
32	ASP Planning and Development Consultancy (on behalf of Bolton Farms)	General	With specific regard to employment, there are a number of principles set out in the Scoping Report which are supported but which fail to recognise the need to supply greenfield business park floorspace in light of the findings of the Employment Land Review (ELR).	Comment noted. The quantum and location of employment land provision are wider plan making issues and the findings of the ELR will be considered by the Council in the preparation of the Local Plan. No change.
		3 (SA Framework)	Considers that new employment sites should be located near to key infrastructure networks such as roads and rail in order to facilitate business travel and to attract businesses to the area. Suggests that an objective in this regard should be included within the SA as it will support the principles to 'build a strong, competitive economy' and 'promoting sustainable transport' as set out in the NPPF.	Comment noted. However, transport considerations are already captured under SA Objective 6. No change.
33	ASP Planning and Development Consultancy (on behalf of Knight Developments Ltd)	General	States that the Council should undertake a review of the Green Belt to seek to make the new Local Plan 'as sustainable as possible' in line with the principles of the SA process.	Comment noted. The identification of options relating to review of the Green Belt is a wider plan making consideration. It is not the role of the SA process to identify the options for appraisal but to assess the reasonable alternatives put forward by the Council No change.
		3 (SA Framework)	Considers that the approach to the Green Belt set out in the SA Scoping Report places far too negative an emphasis of development within it and appears to suggest that the current boundaries will not be reviewed as	Disagree. SA Objective 14 includes the guide question "Will it avoid inappropriate development in the Green Belt and ensure

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			part of the Local Plan nor the potential for the Green Belt to accommodate growth. States that it is too early in the preparation of the Local Plan for such a stance to be taken towards the Green Belt in the light of the emerging challenges regarding housing need.	the Green Belt endures?”. The wording of this guide question reflects national planning policy set out in the NPPF and in this context, it is not considered to be negative nor imply that current boundaries will not be reviewed. No change.
		General	Considers that the Green Belt, as well as other current planning controls, should be reviewed as part of both the SA process and new Local Plan and that this have regard to the following:- a) The intended objective and purpose of such controls – why were they introduced in the first place and does such a control retain importance or significance; and b) Could such areas accommodate growth in sustainable locations and is growth and meeting development needs going to be situated in the most sustainable of locations.	Comment noted. The identification of options relating to review of the Green Belt is a wider plan making consideration. It is not the role of the SA process to identify the options for appraisal but to assess the reasonable alternatives put forward by the Council No change.
34	Transport for London	General	No specific comments on the Local Plan Sustainability Appraisal Scoping Report; with regards to transport, the identified issues and approach seem appropriate.	Comment noted. No change.
35	Runwell Parish Council	General	The Scoping Report makes no mention of the Government Directive to relax planning restrictions in the Metropolitan Green Belt. Considered that this could have a major impact on future development in the Chelmsford area.	Comment noted. However, it is unclear what directive is being referred to in this instance. No change.
		1 (Baseline)	Agrees that sufficient information has been provided to establish the context for the SA of the Local Plan.	Comment noted. No change.
		2 (Key Issues)	Agrees that the main economic, social and environmental issues have been identified and are relevant to the SA of the Local Plan.	Comment noted. No change.
		3 (SA Framework)	Agrees with the proposed approach to the SA of the Local Plan and the objectives and guide questions cover a sufficient range of environmental, social and economic topics.	Comment noted. No change.
		1 (Baseline)	Considers that a more detailed strategy and information is required to ensure that the A132 is kept open / clear at all times with regards to	Comment noted. This is a wider plan making issue and will be considered by

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			flooding from Runwell Brook and the river Crouch. Suggests that localised strategies are put in place rather than general strategies.	the Council in the development of the Local Plan. No change.
		1 (Plans and Programmes)	States that regard should be given to Basildon Borough Council's Local Plan given the location of Runwell in the south of the Chelmsford area and its proximity to Basildon.	Comment noted. The emerging Basildon Local Plan was reviewed as part of the Scoping Report. The cumulative effects of the Local Plan in combination with other plans and programmes such as the local plans of neighbouring authorities will be considered as part of the SA process. No change.
		1 (Baseline)	The Scoping Report does not mention St. Lukes Park (Runwell Hospital re-development) which will be open by the time the Local Plan is adopted. This will be a major part of the community and should be mentioned.	Agreed. Reference to St. Lukes Park has been included in this SA Report.
		1 (Baseline)	The following comments are made in respect of Runwell's baseline characteristics: - The River Crouch is south of our boundary. - Rather than just recreational facilities, we have a Village Hall, Playing Fields, Allotments and Recreational facilities run by Runwell Sports and Social Club and further sports facilities. We also have a Cafe and small businesses such as a Veterinary Practise, Printers, Livery Yards - No mention of Brockfield House Mental Health Services Unit. - The church is St. Mary's, the most notable landmark in Runwell situated adjacent to the A132 at the junction with Church End Lane.	Comment noted. The key characteristics of Runwell have been revised to reflect this response.
36	Sellwood Planning (on behalf of Crest Strategic)	2 (Key Issues)	The following comments are made in respect of the key sustainability issues: Population and Community Should the 'need to enable housing growth' cross refer to the aim to meet 'objectively assessed housing needs'?	Agreed. The key sustainability issue has been amended to read: <i>"The need to enable housing growth, meeting objectively assessed housing needs and planning for a mix of accommodation to suit all household types."</i>

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			As a general point, it is considered that many of the issues are phrased as "addressing" an issue. It would be clearer if the issue was expressed in a manner which articulated the concern more clearly.	Disagree. The key sustainability issues reflect, and are a summary of, the detailed analysis of the baseline presented in Section 3 of the Scoping Report. No change.
			Clarification is required with regards to the statement 'the need to raise incomes'. Does this relate to every one or just the lowest quartile?	Agreed. The key sustainability issue has been amended to read: <i>"The need to raise incomes and especially for those whose incomes are in the lowest quartile."</i>
			Considers that the following objective is badly phrased: 'The need to address forecast deficits, in particular, school places'	Agreed. The key sustainability issue has been amended to read: <i>"The need to address forecast deficits in, in particular, school places and early years and childcare provision"</i>
		Health and Wellbeing With regard to the second bullet point, it is considered that rather than 'address obesity and levels of physical activity', the issue should be to 'reduce obesity and increase levels of physical activity'.		Agreed. The key sustainability issue has been amended to read: <i>"The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity."</i>
		Transport and Accessibility With regard to the fifth bullet point in the 'Transport and Accessibility' topic, it is suggested that it is amended to read 'the need to encourage alternative modes of transport to the car, including park and ride sites'.		Agreed. The key sustainability issue has been amended to read: <i>"The need to encourage alternative modes of transport to the car, including park and ride sites."</i>
		Landscape and Townscape With regards to the second bullet point in the 'Landscape and Townscape' topic, it is suggested that whilst Green Belt is an important issue, is it right to put it under the heading of 'Landscape and Townscape'?		Comment noted. It is considered that Green Belt is fundamentally a landscape/townscape issue, reflecting the overall aim of Green Belt identified in the NPPF which is to keep land permanently open. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		3 (SA Framework)	The following comments are made in respect of the SA Framework: Biodiversity and Geodiversity With regard to the fourth bullet point, it is suggested that this question should be split into three. One dealing with European levels of protection, one UK wide (e.g. SSSI) and one for sub national designations (e.g. LNR).	Agreed. The guide questions have been revised as per this response.
			Housing Considers that the first bullet point of the Housing objective should cross refer to the aim to meet Objectively Assessed Housing Needs.	Agreed. The guide question has been amended to read: <i>"Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing?"</i>
			Sustainable Living and Revitalisation Suggests that there should be a question on whether the site can create a good residential environment (e.g. no adverse effects of noise, pollution etc.).	Disagree. It is considered that this issue will be captured under the SA objectives relating to health and wellbeing and air. No change.
		3 (SA Framework)	Considers that the Scoping Report notes the importance of delivery to the soundness of the plan, but the Appraisal Criteria in Appendix E do not address this issue. Suggested that there should be questions relating to land control and viability.	Disagree. The SA is one element of the wider site appraisal process and which will include the consideration of land control and viability. No change.
		3 (SA Framework)	Notes that many of the site appraisal questions score a site in terms of proximity to facilities. However, in many cases a strategic site will be remote from existing facilities but will be large enough to provide these functions on-site. Suggests that the appraisal should recognise this and where a developer has indicated that a particular facility is to be provided on-site, the appraisal should reflect this with a positive score. At present, this is reflected for some facilities, but not all.	Comment noted. The Site Appraisal Criteria includes criterion relating to the provision of services and facilities. Further, it is fully anticipated that the detailed appraisal of strategic sites will consider the onsite provision of facilities. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		3 (SA Framework)	Suggests that the Transport objective should include reference to being within walking distance to an existing, or proposed, park and ride site	Agreed. The Site Appraisal Criteria has been revised to include reference to park and ride facilities.
		3 (SA Framework)	Clarity is requested with regards to 'Water', as to how would a site be scored if the site bordered a waterbody but did not propose any development within 50 metres of it?	Comment noted. Based on the current appraisal criteria and thresholds, the site would be scored negatively as it would be within 10-50m of a waterbody. For strategic sites, where further information is available, then the commentary may reflect developer proposals and potential mitigation measures. No change.
		3 (SA Framework)	With regards to Flood Risk and Coastal Erosion, strategic sites often include areas outside Flood Zone 1, but these areas are not proposed for development. How would they be scored?	Comment noted. Based on the current criteria, sites would be appraised as having a negative effect on flood risk where all or part of the site is in Flood Zone 2/3. For strategic sites, where further information is available, then the commentary may reflect developer proposals and potential mitigation measures. No change.
		3 (SA Framework)	It is noted that 'Waste and Natural Resources' states that a site would be scored negatively if it is within a minerals safeguarding area. Suggests that the wording of this question is amended so to reflect sites whereby 'no objection' has been raised on safeguarding grounds.	Comment noted. For strategic sites, where further information is available, then the commentary may reflect this information. No change.
37	Strutt & Parker (on behalf of Hopkins Homes)	1 (Plans and Programmes)	Considers that it is important that the NPPF's requirement for Local Plans to meet the unmet development and infrastructure requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development is recognised.	Agreed. Meeting unmet need has been included in Table 2.2 of this SA Report.
		1 (Plans and Programmes)	Considers it important that the Strategic Housing Market Assessment 2014 (SHMA) and the Objectively Assessed Housing Needs Study July 2015 (OAHNS) are included.	Disagree. The SHMA and OAHNS are not considered to be plans and programmes in the context of the SEA Directive. However, they have informed

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
				the baseline information presented in Section 3 this SA Report. No change.
		1 (Plans and Programmes)	Suggests the inclusion of the Chelmsford Museums Forward Plan 2015-2017.	Agreed. The Chelmsford Museums Forward Plan 2015-2017 has been reviewed as part of this SA Report.
		1 (Baseline)	Noted that the Green Wedge allocations included within the current adopted Chelmsford Site Allocations Plan are discussed within the Landscape and Townscape section of the Baseline Analysis. The Green Wedges are a current policy designation, rather than a physical description of the character of the landscape per se. The SA SCOPING REPORT, including the Key Sustainability Issues identified in Table 3.12, should be amended to reflect this.	Disagree. Green wedges are an important extant local policy designation and play a key landscape function. Green wedges are therefore reflected in the Scoping Report. No change.
		1 (Baseline)	Having regard to the above we strongly urge the Council to reconsider how policies designations such as Green Wedges are addressed within the SA Scoping Report.	Disagree. Green wedges are an important extant local policy designation and play a key landscape function. Green wedges are therefore reflected in the Scoping Report. No change.
		3 (SA Framework)	In general, it is suggested that the SA Scoping Report and the SA Framework should recognise the importance of housing provision to help realise economic growth potential for Chelmsford City, both in terms of the intrinsic local economic benefits of housing development; plus the need to ensure sufficient and appropriate housing is provided to sustain a local labour force to support employment opportunities.	Comment noted. The economic benefits of housing provision would be considered under the appraisal of policies and proposals against SA Objective 3. No change.
		3 (SA Framework)	The following comments are made in respect of the SA objectives and guide questions: Housing Suggests that the current wording of SA Objective 2 does not appropriately address the requirements of the NPPF for Local Plans to meet unmet development requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development is recognised. Suggests the following: "To meet the housing needs of the Chelmsford City Area, and those of	Comment noted. Whether the Local Plan meets unmet needs arising from neighbouring authorities including London is a wider policy decision and not suitable for inclusion in the SA Framework. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			neighbouring areas where it is sustainable to do so; and deliver decent homes"	
			Suggests that the following additional guide question is added to SA Objective 2: "Will it meet the unmet housing needs of neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development?"	Comment noted. Whether the Local Plan meets unmet needs arising from neighbouring authorities including London is a wider policy decision and not suitable for inclusion in the SA Framework. No change.
			Sustainable Living and Revitalisation Suggests that the following guide question is added: "Will it meet the unmet development and infrastructure needs of neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development?"	Comment noted. Whether the Local Plan meets unmet needs arising from neighbouring authorities including London is a wider policy decision and not suitable for inclusion in the SA Framework. No change.
			Landscape and Townscape Suggests that the following guide question is inappropriate and should be removed: "Will it avoid inappropriate erosion to the Green Wedges?"	Disagree. Green Wedges are an important extant local policy designation which contribute to the character of the area (as highlighted in the baseline analysis contained in the Section 3 of the Scoping Report) and are therefore reflected in the SA Framework. No change.
	1 (Baseline)		Suggests additional text be added to the Key Settlement Characteristics of Chelmsford, emphasising its range of facilities and services; and its potential to accommodate additional sustainable development.	Disagree. The potential of Chelmsford to accommodate additional development is a matter for the appraisal of policies and proposals. No change.
	3 (SA Framework)		With regard to the site appraisal criteria, notes that options that entail development in Green Wedge are proposed to automatically score a negative. Such an approach is considered to be wholly inappropriate. Suggests that development within land allocated as Green Wedge has the potential to result in landscape enhancements.	Disagree. Green Wedges are an important extant local policy designation which contribute to the character of the area (as highlighted in the baseline analysis contained in the Section 3 of the Scoping Report) and are therefore reflected in the SA Framework.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
				No change.
38	Strutt & Parker (on behalf of Ptarmigan Group and Chelmsford Land Ltd)	1 (Plans and Programmes)	Considers that it is important that the NPPF's requirement for Local Plans to meet the unmet development and infrastructure requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development is recognised.	Agreed. Meeting unmet need has been included in Table 2.2 of this SA Report.
		1 (Plans and Programmes)	Considers it important that the Strategic Housing Market Assessment 2014 (SHMA) and the Objectively Assessed Housing Needs Study July 2015 (OAHNS) are included.	Disagree. The SHMA and OAHNS are not considered to be plans and programmes in the context of the SEA Directive. However, they have informed the baseline information presented in this SA Report and the SA Framework.
				No change.
		1 (Plans and Programmes)	Suggests that the SA Scoping Report is updated to reflect the new Retail Leisure Study (RLS).	Agreed. Whilst the Retail Study is not considered to be a plan or programmes in the context of the SEA Directive, it has informed the baseline information presented in this SA Report.
		1 (Baseline)	Recommends that the further conclusions of the Employment Land Review (ELR) are included in the baseline.	Agreed. Further reference to the findings of the ELR has been included in the Section 3 of this SA Report.
		2 (Key Issues)	It is recommended that the following is added to the list of Key Sustainability Issues in respect of the Population and Community objective: - The need to ensure a flexible supply of land for employment development. - The need to support the growth of new sectors linked to the growth of the University, such as medical technologies.	Agreed. The following additional key sustainability issues have been identified: <i>"The need to ensure a flexible supply of land for employment development."</i> <i>"The need to support the growth of new sectors linked to the growth of the University, such as medical technologies."</i>
		3 (SA Framework)	In general, it is suggested that the SA Scoping Report and the SA Framework should recognise the importance of housing provision to help realise economic growth potential for Chelmsford City, both in terms of the intrinsic local economic benefits of housing development; plus the need to ensure sufficient and appropriate housing is provided to sustain a local labour force to support employment opportunities.	Comment noted. The economic benefits of housing provision would be considered under the appraisal of policies and proposals against SA Objective 3. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		3 (SA Framework)	In relation to SA Objective 3, 'Economy Skills and Well-Being', the SA Framework should be added to in order to reflect the findings of the ELS, i.e. additional guide questions and / or amendments to existing questions should be made to reflect the need to ensure a flexible supply of land for employment development; and the need to support the growth of new sectors linked to the Growth of the University.	Agreed. The guide questions have been revised to include: <i>"Will it support the growth of new sectors including those linked to the Anglia Ruskin University?"</i> <i>"Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment?"</i>
		3 (SA Framework)	In relation to SA Objective 4, Sustainable Living and Revitalisation it is suggested that the following guide question is added: Will it meet the unmet development and infrastructure needs of neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development?	Comment noted. Whether the Local Plan meets unmet needs arising from neighbouring authorities including London is a wider policy decision and not suitable for inclusion in the SA Framework. No change.
		1 (Baseline)	Suggests that the commentary in relation to Chelmsford be added to in order reflect its aspirations as a University City. In particular, in relation to it having the potential to accommodate the growth of new, high-value employment sectors.	Agreed. The baseline information presented in Section 3 of the SA Report has been updated to highlight the important role of the University to economic development.
		2 (Baseline)	States that the Key Settlement Characteristics identified for Chelmsford should reflect the findings of the ELR. Specifically, suggests that Chelmsford's role as the major driver of economic growth within the Heart of Essex sub-region is highlighted.	Comment noted. However, the role of Chelmsford in this regard has been highlighted in Section 3.4 of the Scoping Report.
39	South Woodham Ferrers Town Council	General	Agrees with the information provided, issues identified and the proposed approach taken to the SA of the Local Plan.	Comment noted. No change.
40	Terence O Rourke (on behalf of Hammonds Estates LLP)	1 (Baseline)	States that the SA Scoping Report sets out sufficient information to establish the context for the SA of the Local Plan in terms of the review of plans and programmes and baseline evidence and analysis.	Comment noted. No change.
		1 (Plans and Programmes)	Suggests the inclusion of the following documents within the review of plans and programmes: - DCLG – Policy statement - Planning for Schools Development - House of Commons: Written statement DCLG Dec 2014 Sustainable Drainage Systems	Agreed. The local documents identified are not considered to be plans and programmes in the context of the SEA Directive. However, they have informed

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			- Chelmsford OAN Report July 2015 - Chelmsford SLAA sites August 2015	the baseline analysis presented in Section 3 of this SA Report.
		2 (Key Issues)	Agrees that the main economic, social and environmental issues identified are relevant to the SA of the Local Plan.	Comment noted. No change.
		3 (SA Framework)	Suggests the following amendments to the SA objectives/guide questions:	
			Biodiversity and Geodiversity Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process <i>and improve public access to these open and green spaces?</i>	Comment noted. The following amendment to the guide question under this objective has been made: <i>"Will it provide opportunities for people to access the natural environment including green and blue infrastructure?"</i>
			<i>Will it protect green wedges and other important green spaces?</i>	Comment noted. This guide question is already reflected under SA Objective 5 and the guide question <i>"Will it maintain and improve access to open space, leisure and recreational facilities?"</i> However, this question has been amended to refer to green infrastructure.
			Will it enhance ecological connectivity and maintain and improve the green infrastructure network? <i>Providing green spaces that are well connected and biodiversity rich?</i>	Agreed. The guide question has been amended to read: <i>"Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich?"</i>
			Will it provide opportunities for people to access the natural environment, <i>including watercourses?</i>	Agreed. The guide question has been amended to read: <i>"Will it provide opportunities for people to access the natural environment including green and blue infrastructure?"</i>

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			<i>Will it recognise that green infrastructure can have a huge benefit on society as part of the process of improving health, well-being and the economy?</i>	Comment noted. This guide question is already reflected under SA Objective 5 and the guide question <i>"Will it maintain and improve access to open space, leisure and recreational facilities?"</i> However, this question has been amended to refer to green infrastructure.
			Housing <i>Will it contribute to meeting London's housing needs, if required to do so?</i>	Comment noted. Whether the Local Plan meets unmet needs arising from neighbouring authorities including London is a wider policy decision and not suitable for inclusion in the SA Framework. No change.
			<i>Will it harness growth opportunities?</i>	Comment noted. The SA objective and guide questions as currently worded concern housing growth and therefore no further additional guide questions in this regard are considered necessary. No change.
			<i>Will it provide enough new homes to meet the needs of Chelmsford and the wider housing market area (if required)?</i>	Comment noted. Whether the Local Plan meets unmet needs arising from neighbouring authorities including London is a wider policy decision and not suitable for inclusion in the SA Framework. No change.
			<i>Will it help to create distinctive residential communities that will contribute to the sustainability of adjacent communities through the provision of additional services and facilities?</i>	Comment noted. The provision of community facilities and services is already captured under SA Objective 4. No change.
			Economy, Skills and Employment <i>Will it contribute to enhancing opportunities for social inclusion and social mobility?</i>	Agreed. However, it is considered that this guide question would be more appropriate under SA Objective 4. The following amendment has therefore been made:

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
				<i>"Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?"</i>
			Will it provide enough new jobs?	Comment noted. The provision of jobs is already captured within the guide questions under this SA objective. No change.
			Will it provide enough new good schools to improve education opportunities and social mobility?	Comment noted. Increasing access to schools and colleges and the provision of community facilities and services is already captured under SA Objective 4. No change.
			Will it aim to reduce social exclusion and unemployment, and focus on the need to maximize social inclusion and contribute to local economic stability?	Agreed. However, it is considered that this guide question would be more appropriate under SA Objective 4. The following amendment has therefore been made: <i>"Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?"</i>
			Will it promote learning opportunities and opportunities for social mobility?	Agreed. However, it is considered that this guide question would be more appropriate under SA Objective 4. The following amendment has therefore been made: <i>"Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?"</i>

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			Health and Wellbeing <i>Will it promote the need for a holistic approach to help shape, support and fund physical, economic and social environment of new developments?</i>	Comment noted. This guide question is considered to be too broad for inclusion in the SA Framework. No change.
			<i>Will it encourage greater social mobility and social inclusion opportunities to improve well-being, healthy lifestyles and the quality of life for communities?</i>	Agreed. However, it is considered that this guide question would be more appropriate under SA Objective 4. The following amendment has therefore been made: <i>"Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?"</i>
			<i>Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments?</i>	Agreed. The following additional guide question has been included: <i>"Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments?"</i>
			<i>Will it support the needs of young children and the youth?</i>	Agreed. The following additional guide question has been included: <i>"Will it support the needs of young people?"</i>
			<i>Will it support those that are socially excluded?</i>	Agreed. However, it is considered that this guide question would be more appropriate under SA Objective 4. The following amendment has therefore been made: <i>"Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?"</i>

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			<i>Will it secure the economic and social well-being of vulnerable people?</i>	Agreed. However, it is considered that this guide question would be more appropriate under SA Objective 4. The following amendment has therefore been made: <i>"Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?"</i>
			Transport <i>Will it locate new developments in locations that support and make best use of committed investment in strategic infrastructure for example railway stations and the strategic road network (e.g. A12/Beaulieu Park Station)?</i>	Agreed. The following additional guide question has been included: <i>"Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure?"</i>
			Land Use and Soils <i>Will it avoid the loss of the best and most versatile land agricultural land?</i>	Disagree. The existing wording of this guide question is considered to be appropriate. No change.
41	The Theatres Trust	2 (Key Issues)	Recommends that safeguarding and access to cultural and community facilities which benefit and support sustainable communities should also be recognised in the 'Health and Well-being' objective.	Agreed. The following additional key sustainability issue has been identified: <i>"The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities."</i>
42	Turley (on behalf of Richborough Estates and Sworders)	1 (Plans and Programmes)	Considers that the Scoping Report has reviewed all of the necessary plans and programmes to inform the development of the SA baseline and Framework.	Comment noted. No change.
		1 (Plans and Programmes)	States that Table 2.2 should be amended as follows: The 'Population and Community' key objectives and policy issues should be amended so to meet the full affordable and private market housing need for Chelmsford within its administrative	Agreed. Table 2.2 has been amended as per this response.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			boundary where possible. This is a key requirement of Paragraph 47 of the NPPF along with a housing density to reflect local circumstance. The 'Transport and Accessibility' key objectives and policy issues should be amended to locate new housing development in sustainable locations or in locations that can be made sustainable, as this is one of the core planning principles of the NPPF.	
	1 (Baseline)		It is not clear from the relevant sections of the SA whether the Objectively Assessed Housing Need (OAHN) Study and the Housing and Economic Land Availability Assessment (SLAA) have been considered within the baseline.	Comment noted. The OAHN Study and SLAA have been considered in the baseline analysis presented in this SA Report.
	1 (Baseline)		With regards to the baseline evidence for housing provision, we note paragraph 3.4.24 of the SA Scoping Report that confirms the under delivery of housing for Chelmsford and therefore the application of a 20% buffer to the annual housing delivery target. Requested that this significant social sustainability issue is given due weight within the SA process.	Comment noted. No change.
	2 (Key Issues)		The following comments have been made in respect of the key sustainability issues: Biodiversity and Green Infrastructure It is recommended that the third bullet point be amended as follows: "The need to safeguard existing green infrastructure assets where this does not compromise the delivery of housing and/ or cannot be mitigated through the provision of green infrastructure through the proposed development."	Disagree. It is not considered appropriate to weight green infrastructure provision and housing. No change.
			Population and Community It is recommended that the second key issue be amended as follows: 'The need to provide the full affordable and private market housing requirement for Chelmsford within its administrative boundary.'	Comment noted. The key sustainability issue has been amended to read: <i>"The need to enable housing growth, meeting objectively assessed housing needs and planning for a mix of accommodation to suit all household types."</i>
			Transport and Accessibility	Disagree. The proposed inclusion of the term 'where possible' is not considered to be appropriate.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
			It is recommended that the sixth key issue be amended as follows: 'The need to ensure that new development is, <i>where possible</i> , accessible to community facilities and services and jobs so as to reduce the need to travel.'	No change.
	3 (SA Framework)	Suggests the following amendments to the SA objectives/guide questions: Biodiversity and Geodiversity It is requested that the SA objective be amended as follows: To, where possible, conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Disagree. The proposed amendment is not considered to be appropriate. No change.	
		Housing It is requested that the objective is amended as follows: To meet the full private and affordable housing needs of the Chelmsford City Area and deliver decent homes.	Comment noted. It is not considered necessary to amend the SA objective. However, the first guide question under this objective has been amended to read: <i>"Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing?"</i>	
		Requests that the following guide question is amended as follows: Will it provide an appropriate mix of house types to contribute to the full current and emerging need for both market and affordable housing?	Comment noted. The guide question has been amended to read: <i>"Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing?"</i>	
		Sustainable Living and Revitalisation It is requested that an additional guide question be inserted into this specific SA objective as follows: 'Will the development support rural living and settlements through the provision of housing, services and economic benefits?'	Agreed. The following additional guide question has been included: <i>"Will it support rural areas by providing jobs, facilities and housing to meet needs?"</i>	

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		General	Requests that the interim SA reports are published for consultation at the same time as the plan documents to allow consultees to fully appraise the sustainability implications of each reasonable alternative.	Agreed. No change.
		General)	Given that the Housing Market Area consists of Chelmsford City Council and three other local authorities, suggests that the SA considers the HMA as its geographic scope.	Comment noted. The SA will consider the cross-boundary and cumulative effects of the Local Plan. No change.
		General	In the interests of transparency we request that the council publish their screening criteria for consultation prior to its use.	Comment noted. No change.
		General	At this early stage of the SA process we welcome the opportunity to confirm that the SA process for the appraisal and selection of reasonable alternatives will follow the Planning Practice Guidance (PPG) and assess all reasonable alternatives to the same level of detail as the option the plan-maker proposes to take forward in the Local Plan.	Comment noted. It is agreed that all reasonable alternatives will be assessed to the same level of detail. No change.
		3 (SA Framework)	The SA Framework contains a range of appraisal criteria in many of the SA objectives that contain distances to services and facilities that influence the appraisal outcome. Suggests that there are significant concerns that there appears to be no reference to the guidance from which these distances are taken. Similarly there is no reference to guidance to confirm that the list of key services and facilities identified in SA Objective 'Sustainable Living and Revitalisation' are those recognised by planning policy as being indicative of a sustainable development.	Comment noted. The thresholds used broadly reflect guidance contained in the Manual for Streets (2007). No change.
		3 (SA Framework)	Considers that the appraisal criteria provide no flexibility to recognise the need for housing in rural settlements where the full range of services listed and the distance to one or more of these services are simply unrealistic given the nature of the settlement.	Disagree. The SA is just one consideration in the selection of the sites. No change.
43	Essex Local Delivery Team – Natural England	General	Natural England is broadly satisfied with the proposed scope of the Sustainability Appraisal and the proposed approach to Habitats Regulations Assessment.	Comment noted. No change.
		3 (SA Framework)	There is no mention of protected species in the guide questions for Objective 1, which is considered should be addressed.	Agreed. The following additional guide question has been included in the SA Framework:

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
				<i>"Will it conserve and enhance species diversity, and in particular avoid harm to indigenous Biodiversity Action Plan priority habitats and species and protected species?"</i>
		3 (SA Framework)	Suggested that a guide question could be designed around the Essex and south Suffolk Shoreline Management Plan, such as: "Will the Local Plan help to implement the Shoreline Management Plan?"	Agreed. The last guide question under SA Objective 9 has been amended to read: <i>"Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan"</i>
		3 (SA Framework)	The guide questions for Air Quality are supported, but it is suggested that this should include Biodiversity as one of the relevant SEA topics.	Agreed. Biodiversity has been identified as one of the relevant SEA topics.
		General	With regards to the key environmental issues affecting European protected sites, in particular those at the coast, it is suggested that the Site Improvement Plan (SIP) for the Essex Estuaries produced by Natural England is referred too.	Agreed. The SIP has been referred to in the baseline analysis contained in Section 3 of this SA Report.
		1 (Plans and Programmes)	Suggests that references to Biodiversity Action Plan species (BAP) should be replaced with the NERC Act terminology, of s41 species of principal importance, or priority species. Considered that usage is inconsistent throughout the SA.	Agreed. The terminology used with reference to Biodiversity Action Plan species has been updated in this SA Report.
		1 (Plans and Programmes)	Suggests the inclusion of the following documents within the review of plans and programmes: • Wildlife and Countryside Act 1981 • Countryside and Rights of Way Act 2000 • Essex and south Suffolk Shoreline Management Plan (SMP) • Natural England Essex Estuaries Site Improvement Plan (SIP) • Natural England Landscape Character Area profiles as appropriate	Agreed. The plans and programmes highlighted in this response have been reviewed as part of the preparation of this SA Report. Natural England Landscape Character Area profiles are not considered to be a plan or programme in the context of the SEA Directive but have informed the baseline analysis presented in Section 3 of this SA Report.
		1 (Baseline)	The Council are encouraged to develop a Green Infrastructure Strategy to enable the SA to more intelligently assess the Local Plan against the state SA objectives and guide questions.	Comment noted. No change.

Ref	Consultee	Consultation Question	Consultee Response Summary	Response/Action
		2 (Key Issues)	Notes that the SA makes repeated mention of the need to re-use brownfield land. We would observe that brownfield land can offer valuable habitats for a range of wildlife, and that as expressed in the NPPF paragraph 111, a caveat would appropriately be inserted to ensure this objective captures the contribution brownfield land can make to biodiversity.	Comment noted. The appraisal of the Issues and Options Consultation Document presented in this SA Report has highlighted the potential biodiversity value of brownfield sites.
		3 (SA Framework)	Considers that some links between green infrastructure and e.g. economic objectives are missing in places.	Comment noted. Where there is the potential for green infrastructure provision to generate positive economic effects this will be identified in the appraisal of Local Plan policies and proposals. No change.
		3 (SA Framework)	Whilst we note that the assessment matrices offer a scale of response from ++ through to --, it is emphasised that the supporting text to the assessment matrices is critical to justifying the score applied. The Sustainability Appraisal should attempt to provide a SMART justification to the objectives if possible: Specific; Measurable; Achievable; Relevant; and Timed.	Comment noted. No change.
44	Tendring District Council	1	Agrees that sufficient information has been submitted to establish the context for the SA of the emerging Local Plan.	Comment noted. No change.
		2	Agrees that the issues identified are relevant to the SA of the emerging Local Plan.	Comment noted. No change.
		3	Agrees with the proposed approach to SA of the emerging Local Plan.	Comment noted. No change.
45	Fisher German LLP (on behalf of CLG-PS)	General	Submitted a plan showing the CLH-PS pipeline and requested contact if any works are proposed in the vicinity of the pipeline.	Comment noted. No change.

Issues and Options Consultation Document SA Report

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
1 (SA42)	Terence O'Rourke (on behalf of Hammonds Estates)	Reasonable Alternatives	- Raises concerns how a new settlement option based at Hammonds Farm has been treated and discounted in Section 1.4 of the Report. - Suggests that the rationale for discounting the site is inconsistent with the treatment of other sites included within the three spatial options considered within the Issues and Options SA Report. - Suggests that it is unreasonable for the Council to use the provision of a possible new A12 junction to question the viability and deliverability of the Hammonds Farm proposal (and thereby supporting the justification of its exclusion) if elsewhere the SA has highlighted that developer contributions could support the investment in highway improvements which would help to mitigate the adverse effects. It suggests that the issue is reconsidered to ensure an approach that is consistent between option locations. - In response to issues raised concerning deliverability in the SA Report, the consultee notes that the delivery rate of the site could be increased through the involvement of multiple contractors working across phases simultaneously. Also states that the suggestion that all development associated with a new settlement must be deliverable within a single plan period is considered illogical and raises inconsistencies with the Councils' approach to the identification of other locations for growth in its spatial options. Suggests that there is no evidence provided by the Council to justify why sites capable of delivering more than 3,000 homes should be discounted from any consideration at this stage, because "they would be difficult to deliver in the plan period". - Requests that the Council consider an option of a new settlement at Hammonds Farm which, consistent with case law, could be described as reasonable and should be included within the SA process. - Proposes a fourth spatial option which includes an 'urban focus' as per the other spatial options assessed but is based around growth in key transport corridors including the A12 and the Hammonds Farm site. - The consultee has assessed this fourth option using the SA Framework. Their findings suggest that the fourth option could score similarly, and potentially better in some categories, in a SA context to the three options considered in the SA Report. - Suggests that the SA score of the site supports the conclusion that it was inappropriate for the Council to exclude the Hammonds Farm site from further consideration.	Comment noted. An alternative spatial strategy including a new settlement at Hammonds Farm has been identified by the Council and appraised as part of this SA Report (see Appendix F and Section 5). Additionally, the Hammonds Farm site has been appraised individually as a reasonable alternative to the proposed site allocations contained in the Preferred Options Consultation Document (see Appendix G and Section 5).

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
2 (SA75)	Strutt & Parker LLP on behalf of Van Diemans Property Company	Reasonable Alternatives/Green Wedges	- Considers that the appropriateness and sustainability of the inclusion of Green Wedges within the new Local Plan is a matter that must be appropriately considered through the plan-making process, including through SEA/SA. States that it is not appropriate for policies from the extant Development Plan to be simply carried forward into the new Local Plan without due consideration. It would be inappropriate for potential policies / options for inclusion in the new Local Plan to be assessed against policies from the plan which it will replace. - Is concerned that the current approach being taken in respect of Green Wedges in the SA could result in sites that are on land currently allocated as Green Wedge from being rejected without proper consideration, regardless of their sustainability and appropriateness for development. This could constitute a failure to consider reasonable alternatives as part of the plan-making process as required by the SEA Regulations. - States that the SA Report appears to assess options against current Green Wedge allocations themselves. Raises concern that this could result in reasonable alternatives that happen to be on land allocated as Green Wedge not being appropriately assessed, undermining the soundness of the Plan and potentially its compliance with the Environmental Assessment of Plans and Programmes Regulations (2004). - Urges the Council to review its current approach vis-à-vis the SA and Green Wedges to ensure problems do not arise later in the plan-making process. - States that one could infer that sites within the Green Wedge are not considered to have the potential to be allocated. Would welcome confirmation that this is not the case.	Disagree. The Council considers Green Wedges to be an important local designation that play a key landscape function. A review of Green Wedges has been undertaken in support of the development of the Preferred Options Consultation Document. This work justifies the use of these designations. It is also important to note that Green Wedges have been a long standing designation across the Council's areas that have been found to be an appropriate policy following four EiPs and subsequent Planning Appeals. In this context, sites within Green Wedges (and Green Corridors and the Green Belt) have been discounted on the basis that these are valued landscapes within the context of the NPPF. No change proposed.
3 (SA36)	Sellwood Planning on behalf of Crest Nicholson	General	Considers that the SA Report is a through and generally robust document.	Comment noted.
		Appraisal: Spatial Options	Considers that Table 5.4 contains an error against SA Objective 4 with regards to Option 1 and 2. Both options are assessed as significant positive with some negatives in the text but are indicated in the table as ++/- and ++ respectively. These scores should be amended to reflect an equal score for both options. Also considers that insufficient weight is given to the suggestion that larger urban extensions, as proposed in Option 1, will be able to contribute to higher levels of infrastructure funding than smaller urban extensions, such as Option 2. As such, it is suggested that Option 1 can contribute more to SA Objective 4 than Option 2.	Disagree. SA Objective 4 of the SA Framework 'To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living' concerns, inter alia, the renaissance of the City of Chelmsford as well as the enhancement of secondary and local centres and support for rural areas. This is reflected in both the wording of the objective itself and

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
				in the associated guide questions contained in the SA Framework and which have been used to guide the appraisal of the Spatial Options. In this context, paragraph 5.5.5 of the SA Report sets out that Option 1 should ensure that prospective residents and workers have good access to key services, promote urban renaissance (including through the provision of services and facilities) and could help to address pockets of deprivation that exist in the Urban Area. This has been assessed as having a significant positive effect on sustainable living and revitalisation (SA Objective 4). However, the report also highlights that this option may result in a lack of investment in other settlements in the City Area including secondary local centres and service villages (note that the classifications of settlements has been amended in the Preferred Options Consultation Document) which is an important component of SA Objective 4. In consequence, this judgement leads to a score of '++/-' against the SA objective. The SA Report highlights that Option 2 may slightly reduce benefits associated with focusing development in or adjacent to the Chelmsford Urban Area compared to Option 1. However, it is not considered that this would lead to a negative effect on SA Objective 4. This option would, however, help to enhance other centres and rural vitality, unlike Option 1. No change.
4 (NTS6)	Historic England	Approach to the SA	Suggests that guidance on the SEA / SA process (Historic England – Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment 2013) may be of interest to the SA Report.	Comment noted. The approach to the SA of the Local Plan is considered to be robust, reflect the approach set out in the SA Scoping Report and is consistent with approaches adopted to the appraisal of

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			States that, when taking forward further work on the implications of the three spatial options considered, the development of a topic based approach, focused on the historic environment is recommended.	local plans elsewhere. The SA Framework includes a specific SA objective relating to Cultural Heritage (SA Objective 13) that will ensure the effects of the Plan and reasonable alternatives on heritage assets are appropriately considered. Where appropriate, reference will be made to the Historic England guidance on SEA and SA when giving detailed consideration to emerging policies and specific sites in the later iterations of the Local Plan. No change.
5 (SA 38)	Turley on behalf of Richborough Estates	General	Generally supports the SA undertaken and the use of SA objectives to appraise the development options. The conclusion from the SA that housing growth of 930 homes per annum is the best performing option is also supported.	Comment noted.
		Appraisal: Spatial Options	Suggests that further consideration should be given, in identifying the preferred spatial option, to the availability/deliverability of sites to provide a wide range of housing across the market. While the SA considers whether the spatial options can meet housing need, it does not consider how and when this would be. To this end, it is suggested that further consideration of housing need and delivery should be undertaken to ensure the appraisal considers which options could be delivered in a timely fashion, particularly given the historic shortfall of land supply for development in Chelmsford. States that if this analysis was undertaken, Option 3 would be shown to be the best performing option and should be pursued.	Comment noted. The availability / deliverability of sites is assessed within the Strategic Land Assessment Availability (SLAA). The findings of the SLAA have been considered by the Council alongside the SA, other evidence and consultation responses in determining the preferred spatial option. No change.
6 (SA 52)	Iceni Projects on behalf of Cogent Land LLP	Appraisal: Spatial Options	Disagrees with the findings of the SA and considers that Spatial Option 3 is the most sustainable approach to accommodate growth for the reasons set out below: Option 1 lacks the necessary infrastructure to cope with the level of growth required, both in terms of the appropriate investment in infrastructure where it is needed to provide the necessary levels of transport connectivity and access to local services. In addition, the focus of such a large amount of development in a single area presents issues of deliverability, particularly with regards to potential market saturation slowing the release of housing. It is important to distribute development across the borough to ensure	Disagree. For the reasons set out in Section 5 of the SA Report, Option 3 is not considered to be the best performing option. The implementation of Option 3 would result in residential development being more dispersed throughout the City Area. Whilst this would support a wider distribution of growth and benefits associated with new development, it is expected that this spatial approach would reduce positive effects associated with focusing development within and adjacent

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			that it is capable of appealing to different sectors of the potential market, allowing more certainty on delivery. Also, and as acknowledged, development on smaller previously developed sites in the locations identified would not have the required capacity to address the level of growth needed. Option 2 is constrained by the similar difficulties associated with Option 1, in that significant infrastructure provision would be required. We note that the development has been focussed around key transport corridors which in turn would put increased pressure on the main road junctions. Little attention has been paid to the public transport connectivity in these locations. The comment provided for Option 1 above also applies here, whereby distributing development across the borough which will appeal to different sectors of the market. Furthermore, this option would require significant new infrastructure to be provided which would be less viable, and less sustainable, than improving existing infrastructure in the settlements identified in Option 3.	to urban areas and would be likely to increase the need to travel (as development would be delivered to settlements). No change.
7 (SA69)	Natural England	Approach	States that Natural England is satisfied that the SA objectives, assessment methodology and framework generally accord with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Regulations.	Comment noted.
		SA Framework	Considers that the objectives used to assess the impacts of the Plan are appropriate and address key issues within Natural England's remit including biodiversity, geodiversity, landscape and soils in addition to air quality, water quality/resources and climate change.	Comment noted.
		Baseline	Welcomes the inclusion of amendments to address comments previously raised by Natural England including amendments to consider the impacts of the plan on BAP habitats and species and implementation of the Essex and South Suffolk Shoreline Management Plan. Also welcomes reference to the Site Improvement Plan (SIP) for the Essex Estuaries international sites.	Comment noted.
		Baseline	Suggests that the Council develops a Green Infrastructure Strategy to enable the SA to more intelligently assess the Local Plan against the stated SA objectives and guide questions.	Comment noted. The Council has embarked upon the preparation of a Green Infrastructure Strategy.
		Baseline	Considers that Section 3.3 of the SA Report provides a comprehensive overview of the biodiversity and green infrastructure assets within and adjacent to the district boundary. Welcomes the identification of threats to biodiversity through	Comment noted.

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
			development, including increased recreational pressure / disturbance.	
		Appraisal: Housing Projections	- Supports the mitigation measures identified in the SA Report in respect of biodiversity and land use and states that these measures should be developed through further iterations of the SA and will need to be fully addressed through the relevant Local Plan policies. - States that the mitigation hierarchy should be applied, in accordance with the NPPF, such that measures to avoid adverse impacts on designated sites are prioritised. Where avoidance measures cannot be implemented appropriate measures to mitigate adverse effects should be provided. Compensation measures should only be considered as a last resort. - Highlights that further mitigation measures are likely to be required to address adverse effects through impacts such as increased recreational pressure. The provision of a strategic green infrastructure network aligned with new growth areas will offer significant mitigation opportunities. The SA should ensure the delivery of this network through the local plan.	Comment noted. The mitigation measures identified in the SA Report will be further refined as the SA progresses, taking into account this response and implementing the mitigation hierarchy. The measures identified will inform the development of plan policies and proposals.
		Appraisal: Employment Projections	Supports the mitigation measures identified in the SA Report to protect and enhance biodiversity, including designated sites. States that the mitigation hierarchy should be applied, in accordance with the NPPF. Mitigation measures should be developed through further iterations of the SA and will need to be fully addressed through the relevant Local Plan policies.	Comment noted. The mitigation measures identified in the SA Report will be further refined as the SA progresses, taking into account this response and will inform the development of plan policies and proposals.
		Appraisal: Spatial Options	Advises that detailed assessment of proposals with regard to impacts on designated sites will need to be addressed through further iterations of the SA as the local plan progresses.	Comment noted. Site specific proposals have been considered as part of the SA of the Preferred Options Consultation Document (see Appendix G and Section 5 of this report).
		Appraisal: Spatial Options	Supports mitigation measures identified to protect and enhance biodiversity, including designated sites. States that the mitigation hierarchy should be applied, in accordance with the NPPF. Mitigation measures should be developed through further iterations of the SA and will need to be fully addressed through the relevant Local Plan policies.	Comment noted. The mitigation measures identified in the SA Report will be further refined as the SA progresses, taking into account this response and will inform the development of plan policies and proposals.
8 (SA20)	Andrew Martin - Planning Ltd on behalf of J & A Lyon and Mr Britcher	Appraisal: Spatial Options	Supports the broad findings set out in the SA Report and in particular Table 5.4 which confirms that Option 2 (Urban Focus and Growth on Key Transport Corridors) is the best performing of the three growth options, when assessed against the 14 SA objectives.	Comment noted.

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
			Considers that Option 2 should be preferred option in the next draft of the Local Plan.	
9 (SA23)	Rochford District Council	General	The Council has no observations to make on the SA Report.	Comment noted.
10 (SA34)	Strutt & Parker LLP on behalf of Chelmsford Diocese Board of Finance	Reasonable Alternatives/Green Wedges	- Considers that the appropriateness and sustainability of the inclusion of Green Wedges within the new Local Plan is a matter that must be appropriately considered through the plan-making process, including through SEA/SA. States that it is not appropriate for policies from the extant Development Plan to be simply carried forward into the new Local Plan without due consideration. It would be inappropriate for potential policies / options for inclusion in the new Local Plan to be assessed against policies from the plan which it will replace. - Is concerned that the current approach being taken in respect of Green Wedges in the SA could result in sites that are on land currently allocated as Green Wedge from being rejected without proper consideration, regardless of their sustainability and appropriateness for development. This could constitute a failure to consider reasonable alternatives as part of the plan-making process as required by the SEA Regulations. - States that the SA Report appears to assess options against current Green Wedge allocations, rather than assessing Green Wedge allocations themselves. Raises concern that this could result in reasonable alternatives that happen to be on land allocated as Green Wedge not being appropriately assessed, undermining the soundness of the Plan and potentially its compliance with the Environmental Assessment of Plans and Programmes Regulations (2004). Urges the Council to review its current approach vis-à-vis the SA and Green Wedges to ensure problems do not arise later in the plan-making process. - States that one could infer that sites within the Green Wedge are not considered to have the potential to be allocated. Would welcome confirmation that this is not the case.	Please see response Reference 2.
11 (SA39)	Essex County Council (ECC)	Plans and Programmes	ECC supports the adoption of the following ECC recommendations made to the SA Scoping Report into the Issues and Options "Sustainability Appraisal Report". Reference to key ECC policy and strategy documents "Sustainability Key Issues regarding: - reference to early years and childcare needs; - providing a range of employment sites to support economic growth; - support the delivery of independent living housing; - encouragement of a range of sustainable transport measures; and - address congestion in and around the City Centre.	Comment noted.

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
			Sustainability Framework regarding: - support objectives and proposals of the Minerals Local Plan; - deliver SuDs and investment in flood defences to reduce vulnerability to flooding; - encourage use of multifunctional areas/landscape design for drainage; and - maintain and improve access to green infrastructure, open space, leisure and recreational facilities.	
12 (SA53)	Andrew Martin - Planning Limited on behalf of Mr Marriage	Appraisal: Spatial Options	Considers that Table 5.4 of the SA contains an error under SA Objective 4 - "Urban Renaissance". Options 1 and 2 should score the same in accordance with paragraphs 5.5.5 and 5.5.14 of the document. The overall effect will be that Options 1 and 2 score equally on Table 5.4.	Disagree. SA Objective 4 of the Framework 'To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living' concerns, inter alia, the renaissance of the City of Chelmsford as well as the enhancement of secondary and local centres and support for rural areas. This is reflected in both the wording of the objective itself and in the associated guide questions contained in the SA Framework and which have been used to guide the appraisal of the Spatial Options. In this context, paragraph 5.5.5 of the SA Report sets out that Option 1 should ensure that prospective residents and workers have good access to key services, promote urban renaissance (including through the provision of services and facilities) and could help to address pockets of deprivation that exist in the Urban Area. This has been assessed as having a significant positive effect on sustainable living and revitalisation (SA Objective 4). However, the report also highlights that this option may result in a lack of investment in other settlements in the City Area including secondary local centres and service villages (note that the classifications of settlements has been amended in the Preferred Options Consultation Document) which is an important component of SA Objective 4. In consequence, this judgement leads to a score of '++/-' against the SA objective.

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
				The SA Report highlights that Option 2 may slightly reduce benefits associated with focusing development in or adjacent to the Chelmsford Urban Area compared to Option 1. However, it is not considered that this would lead to a negative effect on SA Objective 4. This option would, however, help to enhance other centres and rural vitality, unlike Option 1. No change.
13 (SA55)	Aquila Developments Ltd on behalf of Mrs Anne Chambers	Appraisal: Spatial Options	Observes that the SA notes that the performance of the three spatial options against SA objectives is very similar but ultimately seeks to distinguish between them on the basis, largely, of the greater dispersal inherent in Option 3 and on potential effects on settlement landscape / character. The advantages which accrue from organic settlement growth, more compact settlement form and reduction in urban congestion are not fully considered by way of counterbalance. Such a conclusion is plainly extremely broad brush and is insufficiently robust: particularly when applied to higher levels of the Settlement Hierarchy which have good facilities and afford excellent levels of accessibility.	Disagree. The appraisal of the spatial options contained in the SA Report has considered the potential effects of each spatial option across 14 SA objectives covering a range of socio-economic and environmental topics. With specific regard to Spatial Option 3, the detailed appraisal contained in Appendix H to the SA Report considers the potential benefits associated with a spatial approach that seeks to distribute growth. For example, with regard to transport, the appraisal states that <i>"This option would distribute a proportion of new development to the City Area's smaller settlements. This approach could help to reduce associated traffic volumes and congestion within and adjacent to the Chelmsford Urban Area."</i> However, the appraisal concludes that <i>"whilst these settlements do offer community facilities and services, the range is more limited (although investment supported by new development could help to enhance their sustainability and self-sufficiency). Noting the nature of the additional infrastructure proposed and the more limited local employment opportunities in these smaller settlements, on balance, it is considered that a more dispersed approach to development is likely to increase the need to travel compared to Options 1 and 2. This could increase in commuting to the City Centre</i>

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
				<i>with related congestion on the strategic and local road network."</i> No change.
14 (SA61)	Strutt & Parker LLP on behalf of Cliffords Ltd	Green Wedges	- Considers that the appropriateness and sustainability of the inclusion of Green Wedges within the new Local Plan is a matter that must be appropriately considered through the plan-making process, including through SEA/SA. States that it is not appropriate for policies from the extant Development Plan to be simply carried forward into the new Local Plan without due consideration. It would be inappropriate for potential policies / options for inclusion in the new Local Plan to be assessed against policies from the plan which it will replace. - Is concerned that the current approach being taken in respect of Green Wedges in the SA could result in sites that are on land currently allocated as Green Wedge from being rejected without proper consideration, regardless of their sustainability and appropriateness for development. This could constitute a failure to consider reasonable alternatives as part of the plan-making process as required by the SEA Regulations. - States that the SA Report appears to assess options against current Green Wedge allocations, rather than assessing Green Wedge allocations themselves. Raises concern that this could result in reasonable alternatives that happen to be on land allocated as Green Wedge not being appropriately assessed, undermining the soundness of the Plan and potentially its compliance with the Environmental Assessment of Plans and Programmes Regulations (2004). Urges the Council to review its current approach vis-à-vis the SA and Green Wedges to ensure problems do not arise later in the plan-making process. - States that one could infer that sites within the Green Wedge are not considered to have the potential to be allocated. Would welcome confirmation that this is not the case.	Please see response Reference 2.
15 (SA62)	Strutt & Parker LLP on behalf of Eastern Approaches Investments Ltd	Reasonable Alternatives/Green Wedges	- Considers that the appropriateness and sustainability of the inclusion of Green Wedges within the new Local Plan is a matter that must be appropriately considered through the plan-making process, including through SEA/SA. States that it is not appropriate for policies from the extant Development Plan to be simply carried forward into the new Local Plan without due consideration. It would be inappropriate for potential policies / options for inclusion in the new Local Plan to be assessed against policies from the plan which it will replace. - Is concerned that the current approach being taken in respect of Green Wedges in the SA could result in sites that are on land	Please see response Reference 2.

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
			currently allocated as Green Wedge from being rejected without proper consideration, regardless of their sustainability and appropriateness for development. This could constitute a failure to consider reasonable alternatives as part of the plan-making process as required by the SEA Regulations. - States that the SA Report appears to assess options against current Green Wedge allocations, rather than assessing Green Wedge allocations themselves. Raises concern that this could result in reasonable alternatives that happen to be on land allocated as Green Wedge not being appropriately assessed, undermining the soundness of the Plan and potentially its compliance with the Environmental Assessment of Plans and Programmes Regulations (2004). Urges the Council to review its current approach vis-à-vis the SA and Green Wedges to ensure problems do not arise later in the plan-making process. - States that one could infer that sites within the Green Wedge are not considered to have the potential to be allocated. Would welcome confirmation that this is not the case.	
16 (SA106)	Strutt & Parker LLP on behalf of Hopkins Homes	Reasonable Alternatives/Green Wedges	- Considers that the appropriateness and sustainability of the inclusion of Green Wedges within the new Local Plan is a matter that must be appropriately considered through the plan-making process, including through SEA/SA. States that it is not appropriate for policies from the extant Development Plan to be simply carried forward into the new Local Plan without due consideration. It would be inappropriate for potential policies / options for inclusion in the new Local Plan to be assessed against policies from the plan which it will replace. - Is concerned that the current approach being taken in respect of Green Wedges in the SA could result in sites that are on land currently allocated as Green Wedge from being rejected without proper consideration, regardless of their sustainability and appropriateness for development. This could constitute a failure to consider reasonable alternatives as part of the plan-making process as required by the SEA Regulations. - States that the SA Report appears to assess options against current Green Wedge allocations, rather than assessing Green Wedge allocations themselves. Raises concern that this could result in reasonable alternatives that happen to be on land allocated as Green Wedge not being appropriately assessed, undermining the soundness of the Plan and potentially its compliance with the Environmental Assessment of Plans and Programmes Regulations (2004). Urges the Council to review its current approach vis-à-vis the SA and Green Wedges to ensure problems do not arise later in the plan-making process.	Please see response Reference 2.

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
			States that one could infer that sites within the Green Wedge are not considered to have the potential to be allocated. Would welcome confirmation that this is not the case.	
17 (SA108)	Dominic Lawson Bespoke Planning Ltd on behalf of Threadneedle Pensions Ltd, Hanson UK and Countryside Zest	General	States that the SA Report is a thorough and generally robust document.	Comment noted.
		Appraisal: Spatial Options	- States that it is curious and inconsistent that Table NTS5 and Table 5.4 of the SA Report assess Option 1 as being slightly less sustainable than Option 2 with regard to Urban Renaissance. The reason for this assessment and its justification is highly questionable. Paragraphs 5.5.5 (Option 1) and 5.5.15 (Option 2) find that both options are assessed as significantly positive with some negatives, whereas we consider that a more accurate assessment would be to score both Options 1 and 2 as equal in Table NTS5 and SA Table 5.4. In addition, the tables give insufficient weight to the fact that the larger scale strategic developments on the edge of Chelmsford in Option 1 will have greater propensity to contribute towards high levels of infrastructure than the smaller scale urban extensions in Option 2 and 3. As a consequence, Option 1 represents the most sustainable and most appropriate spatial option for growth and this should represent the preferred option at the next stage of the Local Plan process. - States that Option 2, which seeks to locate some of the growth identified in Option 1 towards the key transport corridors, risks diluting the positive sustainability effects that more concentrated growth, near to existing services and facilities, would bring. In particular, this option risks encouraging car use. Although the SA in paragraph 6.1.13 finds Options 1 & 2 to be the best performing spatial options when assessed against the SA objectives, it is for the reasons set out above and sequentially that Option 1 is considered to be the best performing Option.	Disagree. SA Objective 4 of the Framework 'To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living' concerns, inter alia, the renaissance of the City of Chelmsford as well as the enhancement of secondary and local centres and support for rural areas. This is reflected in both the wording of the objective itself and in the associated guide questions contained in the SA Framework and which have been used to guide the appraisal of the Spatial Options. In this context, paragraph 5.5.5 of the SA Report sets out that Option 1 should ensure that prospective residents and workers have good access to key services, promote urban renaissance (including through the provision of services and facilities) and could help to address pockets of deprivation that exist in the Urban Area. This has been assessed as having a significant positive effect on sustainable living and revitalisation (SA Objective 4). However, the report also highlights that this option may result in a lack of investment in other settlements in the City Area including secondary local centres and service villages (note that the classifications of settlements has been amended in the Preferred Options Consultation Document) which is an important component of SA Objective 4. In consequence, this judgement leads to a score of '++/-' against the SA objective.

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				The SA Report highlights that Option 2 may slightly reduce benefits associated with focusing development in or adjacent to the Chelmsford Urban Area compared to Option 1. However, it is not considered that this would lead to a negative effect on SA Objective 4. This option would, however, help to enhance other centres and rural vitality, unlike Option 1. No change.
			States that Option 3 is the least sequentially preferably spatial option for growth, in particular due to the potential for negative effects on the character of smaller settlements and surrounding landscape.	Comment noted. No change.
18 (NTS7)	Mr Jim Murray	Non-Technical Summary	States that the SA NTS is helpful as a reference at times and to clarify some specific points on the Issue and Options Consultation.	Comment noted.
19 (SA24)	Mrs April Chapman	General	States that sustainability is only achievable with joined-up thinking and co-operation among all areas, not just as an issue for one Council.	Comment noted.
20 (SA43)	Mr & Mrs Albert and Hazel Clements	Appraisal: Spatial Options	- States that in the SA Report, the majority of the points when applied to the Writtle Option raise a negative answer, as follows: 1) Biodiversity & Geodiversity: To sustain and conserve and enhance biodiversity & geodiversity and promote improvements to the green Infrastructure Network. Will it conserve and enhance species diversity and in particular harm indigenous species of principle importance or priority species of habitats? 5) Health & Wellbeing Improve health and wellbeing of those living and working in Chelmsford 6) Transport To reduce the need to travel, promote more sustainable model of transport and align investment in infrastructure with growth Will it help reduce traffic congestion and improve road safety. Will it support the expansion or provision of additional Park and rid facilities? 7) Land use and soils to encourage efficient use of land and conserve and enhance soils. Will it help promote the	Comment noted. The appraisal contained in the SA Report has considered the performance of the spatial options as opposed to specific site allocations. The proposed site allocation at West Chelmsford (Warren Farm) has, however, been assessed individually as part of this SA Report in accordance with the approach to site assessment set out in the Scoping Report (see Section 5 and Appendix G). The appraisal has confirmed the potential for adverse effects across a number of the SA objective noted in this response. No change.

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
			use of previously developed brownfield land and minimise the loss of greenfield land? No, and nor will it promote the yes answer to any of the other issues under this heading, i.e. ○ 9) Flood Risk and Erosion to reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change. ○ 10) To improve air quality ○ 13) Cultural Heritage Conserve and enhance the historic environment, cultural heritage, character and Setting. • States that none of these points can be applied as an argument to promote the Writtle Proposed development.	
21 (SA96)	Mrs Teresia Gibson	Appraisal	• States that significant negative effects are expected on biodiversity, air quality, water, flood risk, climate change and waste of resource use.	Comment noted. The SA Report identifies the potential for housing growth to generate negative effects on biodiversity, air quality, water, flood risk and climate change. However, the magnitude of effect is at this stage considered to be uncertain and will be dependent on the exact location of development. With regard to the Spatial Options considered in the SA Report, some uncertainty remains, particularly with regard to biodiversity and this uncertainty will be resolved during the appraisal of site specific allocations. Negative effects have also been identified in respect of waste and resource use, although these are not expected to be significant given the expectation that a proportion of waste arising from new development will be reused or recycled. It should be noted that the SA Report has identified a range of measures to help address potential negative effects and enhance positive effects associated with the implementation of the options contained in the Issues and Options Consultation Document (see Section 5.6). These measures will be considered by the Council in refining the options and developing the policies that will comprise the Local Plan.

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
				No change.
			States that significant negative effects have been identified in respect of land use for all projections due to the loss of greenfield land. Added to that is light pollution, already much worse since the huge expansion of Broomfield Hospital (with the loss of lots of woodland) and noise pollution. (Quoted from page 1 of sustainability appraisal of the Issues and Options Consultation Documentation).	Comment noted. The SA Report, at paragraph 5.3.7 states that, whilst the development of brownfield land is expected to be encouraged under all three housing target projections, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that a potentially substantial area of greenfield land will be required. In consequence, Options 1, 2 and 3 have been assessed as having a mixed positive and significant negative effect on land use (SA Objective 7). Similarly, the three Spatial Options considered in the SA Report have been assessed as having a mixed positive and significant negative effect on land use. No change.
			States that one cannot imagine development of a very special area of grassland, woodland, natural habitat and a heaven for walkers just because of the peace and quiet and historic atmosphere of the area of where a potential western Relief Road is in Option 1, 2 and 3. I suggest all the planners go for a walk up there and breathe in the air, observe the views and count themselves so lucky that there is still an area like this so close to the (too fast) development of Chelmsford. I imagine the status of City is good for business etc. in Chelmsford. But it might be also very good to contemplate overdevelopment and loss of areas that are never to be replaced.	Comment noted.
22 (SA89)	Mrs Dianne Collins	General	States that the SA Report is flawed and only takes into account the Council's desired wishes.	Disagree. The SA Report has been prepared in accordance with the reporting requirements of the SEA Directive and associated Regulations. The SA process is iterative and subject to public consultation and in this regard, comments made on the SA Report will be taken into account in subsequent SA documentation where appropriate. No change.

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
23 (SA100)	Mrs Hazel Dale Evans	General	Comments 'Somebody in Foster Wheeler got a PHD for this?'	Comment noted.
24 (SA111)	Basildon Borough Council	General	The Council has no comments on the SA Report.	Comment noted.
25 (SA105)	Mrs Rosalind Smith	Spatial Options	States that since this appraisal is limited to the consideration of the 3 options which are essentially the same, it is of limited value in assessing the sustainability of locations for future housing needs.	Disagree. Section 1.4 of the SA Report sets out the rationale for the selection of the three spatial options dealt with and for discounting other options. The Council considers that the spatial options identified are realistic (taking into account the constraints across the plan area, deliverability and the desire to ensure sustainable patterns of growth) and sufficiently represent the key decisions to be made with regard to how growth is to be distributed across the City Area. In this regard, the options range from a more concentrated (Option 1) to be more dispersed approach (Option 3) to growth. The SA Report concludes that the performance of the three spatial options is very similar, reflecting the Spatial Principles of the emerging Plan to focus the majority of growth in locations adjoining the existing built-up areas of Chelmsford and South Woodham Ferrers. However, the SA Report clearly identifies Options 1 and 2 to be the best performing spatial options when assessed against the SA objectives. It is also important to note that, through consultation, the opportunity exists for further spatial options to be put forward by consultees. The Council recognised in the Issues and Options Consultation Document that there may be hybrid or further options beyond those presented and appraised at that stage. In this regard, an additional spatial strategy option involving a new settlement has been appraised as part of this SA Report (see Appendix F and Section 5).

Ref	Consultee	Issue	Consultee Response Summary	Response/Action
				No change.
26 (SA113)	Campaign to Protect Rural Essex		Does not agree with the implications of Table NTS 3 in the non-technical summary to the Sustainability Appraisal that suggests the more housing the better. States that more houses may mean more people and more people may mean a greater GDP for Chelmsford. But what is economically more important to the resident of Chelmsford- or anywhere- is GDP/head? Sustainability is also - and ultimately more so for the next generation and beyond - a matter of quality of life. And it is demonstrably true that too many people with too many cars and too little space detracts from quality of life.	Disagree. The summary of the appraisal presented in Section 5.3 of the SA Report and the detailed assessment contained in Appendix F highlight that higher levels of housing growth under Option 3 may increase the magnitude of negative effects associated with the delivery of housing on, for example, biodiversity, land use and landscape. This particularly reflects increased pressure on greenfield land for development. In this regard, Option 3 is identified as having the potential for significant negative effects on landscape. Higher levels of housing growth are also identified as requiring greater resources such as water. No change.
			Unfortunately, the pink/beige colours used in NTS 3 do not correspond with the key in Table NTS 2 rendering most of NTS 3 impossible to interpret.	Disagree. The colours used in Table NTS 2 are the same as those in Table NTS 3. No change.

Preferred Options Consultation Document SA Report

Ref	Consultee	Consultee Response Summary	Response/Action
1	Debbie Mack, Historic England	Welcomes the section on cultural heritage at 3.12 of the Sustainability Appraisal (SA) Report but suggest that the heading might more appropriately be the 'Historic Environment'.	Disagree. The reasons for requesting 'cultural heritage' to be renamed 'historic environment' are understood; however, given that both the SA Scoping Report and the Issues and Options SA Report refer to 'cultural heritage', changing the nomenclature now would risk confusing the audit trail and could make the SA less accessible to anybody wishing to understand its development alongside the Local Plan. Further, the term 'cultural heritage' reflects that adopted in the Environmental Assessment of Plans and Programmes Regulations 2004 and the Strategic Environmental Assessment (SEA) Directive. For these reasons, the term 'cultural heritage' will continue to be used. No change.
		Welcomes the key sustainability issues identified in the SA Report and guide questions. Notes the commentary with respect to the protection of the historic environment at paragraphs 5.5.28 - 5.5.30 and also in Table F2 Section 13.	Comment noted. No change.
		Recommends that the following sites should more appropriately be appraised as having minor negative effects on cultural heritage: - Navigation Road Sites - Essex Police HQ - Meteor Way - Former Chelmsford Electrical and Car Wash New St - Waterhouse Lane Depot and Nursery - Eastwood House - Rivermead Industrial Estate	Comment noted. The sites listed in this response will be re-considered as part of the SA of the Draft Pre-Submission Local Plan to take into account the information provided by Historic England where there is considered to be sufficient evidence available to justify any changes to the scoring of the sites against SA Objective 13 (Cultural Heritage).
		Asks whether the Special Policy Areas should be considered?	Comment noted. Special Policy Areas have been appraised (see Appendix I of the SA Report). No change.
2	Steve Roe, Natural England	Recommends that the guide question under SA Objective 1 (Biodiversity) be amended to read ' <i>will it provide opportunities for people to access the natural environment including green and blue infrastructure whilst protecting designated sites from the impacts of increased recreational pressure</i> ' and that the key issues (Table 3.12) and site appraisal criteria (Appendix G) should also be revised to reflect this. Also states that the SA Framework should consider the ecological network (as well as in Table 2.2) and that it should include a specific	Comment noted. At this stage in the SA process, it is not considered appropriate to amend the SA Framework, which has been subject to full consultation at the scoping stage and revised as a result of the responses received. It is noted that at the Issues and Option stage, Natural England considered that the objectives used to assess the impacts of the Local Plan were appropriate. It should also be noted that the SA Framework includes a guide question relating to green infrastructure provision under SA Objective 1 (Biodiversity).

Ref	Consultee	Consultee Response Summary	Response/Action
		objective relating to the protection and enhancement of biodiversity including green infrastructure provision.	No change.
		Advises the Council to ensure that indicators proposed to monitor the effects of the Local Plan are on biodiversity, and not biodiversity <i>per se</i>. The following specific recommendations are made: 1. % of SSSI in favourable condition, etc. Recommends not using SSSI condition as an indicator. States that a better indicator would be impacts (both direct and indirect) on designated sites, e.g. <i>"Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance"</i>. 2. Change in area of designated biodiversity sites. Recommends using alternative indicators such as <i>"Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance"</i> or <i>"Hectares of biodiversity Priority Habitat delivered through strategic site allocations"</i> States that the following indicators may also be appropriate: 1. Net-gain in biodiversity. A suitable indicator may be <i>"Hectares of Priority Habitat delivered through strategic site allocations"</i> and/or <i>"Percentage of major developments generating overall biodiversity enhancement."</i> 2. Net-gain in accessible natural greenspace. Suitable indicators may be <i>"Hectares of accessible open space per 1000 population"</i> and/or <i>"Percentage of the borough population having access to a natural greenspace within 400 metres of their home"</i>.	Comment noted. The monitoring framework contained in Appendix J to the SA Report will be reviewed taking into account the availability of the indicators suggested by Natural England. The updated monitoring framework will be presented in the Draft Pre-Submission Local Plan SA Report.
		With regard to Growth Site 9 (South of Bicknacre), notes that significant negative effects have been identified on SA Objective 1 (Biodiversity) and advises that for mitigation, this policy should include specific protection in respect of Thrift Wood Site of Special Scientific Interest (SSSI).	Comment noted. Revisions to policy relating to South of Bicknacre to address impacts in respect of Thrift Wood SSSI will be considered by the Council in preparing the Draft Pre-Submission Local Plan.
		Notes that no mitigation in respect of Strategic Growth Site 8 (North of South Woodham Ferrers) has been identified and considers it to be premature to conclude this due to its close proximity (~400m) to the Crouch and Roach Special Protection Area and Ramsar site.	Comment noted. The initial appraisal of North of South Woodham Ferrers contained in Appendix G to the SA Report identified the potential for significant negative effects on biodiversity. The subsequent appraisal of the associated policy for this site identifies that the policy includes a specific requirement relating to the mitigation of potential impacts on biodiversity but that until the detail of such mitigation is known, effects are considered to be negative with the potential to be significant in respect of the Crouch and Roach Estuaries SSSI and SPA. This conclusion will be reviewed as part of the SA of the Draft Pre-

Ref	Consultee	Consultee Response Summary	Response/Action
			Submission Local Plan, taking into account the Habitats Regulations Assessment (HRA) and any additional mitigation will be identified as appropriate.
		With regard to Strategic Growth Site 5 (Moulsham Hall and North of Great Leighs), states that the River Ter SSSI is located ~1.7km to south and that any development or activity that restricts natural processes is likely to damage the interest features of the SSSI. Notes that the site is assessed as having a significant negative effect on biodiversity (SA Objective 1) and advises that the SA assessment includes the River Ter SSSI. States that direct damage can be caused by activities such as the construction of structures and defences, or the removal of material such as sand and gravel. In some instances, sites are likely to be damaged by tree planting which can restrict natural processes by stabilising the soil. Changes in drainage patterns can also damage active process sites.	Comment noted. The appraisal of Moulsham Hall and North Great Leighs (PF33/43) will be reviewed as part of the SA of the Draft Pre-Submission Local Plan in order to consider effects on the River Ter SSSI.
		States that it is unclear whether site specific agricultural land classification (ALC) data has been used to inform the SA. Where no such information for the sites exists, the respondent states that the Council should specify the need for those proposing sites to undertake a suitable site-specific ALC survey to inform the assessment process. Advises that the Council should: 1. Include a specific policy on Soils and BMV land; 2. Ensure clear decision-making for lower quality agricultural land being used in preference to Best and Most Versatile agricultural land; and 3. Strengthen the role of green infrastructure within development.	Comment noted. Site specific agricultural land classification data has not been used to inform the SA. Provisional Agricultural Land Classification mapping produced by Natural England has been used to indicate the likely agricultural land quality of sites. Undertaking site specific ALC assessments to inform the Local Plan/SA is not considered to be proportionate to a strategic level assessment or feasible. No change.
		States that effects on the Epping Forest Special Area of Conservation (SAC) from increased transport movements should be screened into the HRA. This, in turn, would affect the assessment of air quality presented in the SA.	Comment noted. Please note that Natural England's comments provided in respect of the HRA including on air quality impacts have been considered separately. The findings of the HRA of the Draft Pre-Submission Local Plan will be considered and reflected in the SA of the document.
		Notes that distance thresholds alone have been used with thresholds relating to relative proximity to designates sites. States that whilst it is true that proximity to a bio- or geo-diversity asset is a consideration, advises that the source-receptor-pathway model should be used as thresholds to determine potential impacts rather than basing this screening on proximity alone. States that Natural England has produced an Impact Risk Zone dataset to assist the screening of planning proposals and the data can be used to assist the assessment of site allocation proposals as well as individual development management applications.	Comment noted. The site appraisal criteria has been confirmed following consultation on the SA Scoping Report and it is noted that no changes to the criteria were requested by Natural England at that time. In recognition of the potential for nature conservation sites to be affected by proposals beyond their boundaries, distance thresholds have been adopted in the site appraisal criteria on a precautionary basis. In consequence, it is considered that the principle of source-receptor-pathways has already been considered.

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			Changes to the site criteria at this stage would require the re-assessment of all proposed site allocations and reasonable alternatives; however, it is not clear if this would result in a material change to the assessment and it is therefore not considered to be appropriate. No change.
3	Mrs Linda Cusick	Would like further details with regard to who the consultants are that undertook the SA.	Comment noted. Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler) has been commissioned to undertake the SA of the emerging Local Plan.
4	Mr David Hutchinson	Requests further details regarding the need for permanent new Gypsy and Traveller pitches and Travelling Showpeople plots. The response also queries whether the road infrastructure will be sufficient to cope with increased housing.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
5	Mr D Marsh	States that the sustainability criteria are being applied both inconsistently and too restrictively, creating additional pressure for Green Belt development. Highlights that sites are sometimes said to be unsustainable even though there is property adjacent to the site which must necessarily have been sustained for many decades. States that the Council is obliged by national policy to use land outside Green Belt first. Considers that the sustainability criteria need to be relaxed to accord with policy. Also states that there will be more pressure to build on Green Belt if sustainability criteria and the definition of brownfield and infilling continue to be applied perversely and restrictively.	Disagree. All sites have been assessed equally against the 14 SA objectives as part of the SA Report. The proximity of sites to existing built development has been considered (particularly when assessing the effects of proposed site allocations on landscape and townscape); however, the proximity of a site to existing built development is not unto itself sufficient to show that development would be sustainable. Brownfield land (also referred to as 'previously developed land') has been identified and considered in accordance with the definition set out in the National Planning Policy Framework (NPPF). No change.
6	Mr Steven Hoare	Requests that consideration be given to the provision of bungalows for the elderly and disabled. States that this would also 'free up' larger homes.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
7	Mrs Beryl Sweeney	States that the consultee does not have copies of the maps referred to as part of the consultation.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.

Ref	Consultee	Consultee Response Summary	Response/Action
8	Suzanne Bangert, Terrence O'Rourke	Respondent is pleased to see that in order to ensure equality within the site appraisals, the SA has been undertaken without taking into account associated site allocation policies, or mitigation provided by other Local Plan policies. However, states that in reviewing the site appraisals in Appendix G, it appears the assessment has not considered the supporting information submitted by the site promoters. In the case of the Hammonds Farm site, this includes extensive details on the elements the scheme would deliver (e.g. schools, employment, district and local centres, open space etc) and identifies the environmental information used to determine potential development areas (for built development) with the wider site boundary. Taking into account this information, the respondent has provided a re-appraisal of the alternative spatial strategy and site allocation as well as an appraisal of a proposed new policy for the site. This concludes that the performances of the Alternative Spatial Strategy (inclusive of the Hammonds Farm site) and the Preferred Spatial Strategy is the same and that the site generally scores comparably with the other strategic sites in Growth Areas 2 and 3, and for some objectives notably better than many of the other site specific policies. States that whilst the Hammonds Farm site has been assessed to some degree, there are significant shortfalls in the way it has been considered (not least as none of the site's access strategies appear to have been tested), which puts it at an unfair disadvantage in comparison to the sites that have been selected. Also notes that for sites taken forward as the preferred allocations, a subsequent assessment within the SA of the site-specific policy enables the benefits of provision, such as schools or local centres, and consideration of any mitigation, such as appropriate landscape or safeguarding land. States that as Hammonds Farm is not within the preferred option, there is no supporting policy for the site so a comparison on a policy basis is very speculative.	Comment noted. Developer supplied information has been reviewed in preparing the SA of the Pre-submission Local Plan and the SA updated where necessary. The appraisal presented in this response is welcomed and will be considered in undertaking the SA of the Draft Pre-Submission Local Plan.
		Considers it extremely disappointing that the scenarios which included Hammonds Farm that were tested through the Chelmsford Strategic Model, appear to provide a limited level of the supporting highway infrastructure identified by Hammonds Estates (HEst). It is also considered that the draft Local Plan fails to recognise the substantial sustainability benefits that could be achieved by locating new growth in locations which are close to areas of economic activity and existing or planned transport infrastructure, such as; the City Centre and stations, the Sandon Park and Ride, the A414 corridor, the A12 corridor; and Beaulieu Park Railway Station. This would maximise the use of existing infrastructure and maximise the value of the investment that Chelmsford has already secured.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.

Ref	Consultee	Consultee Response Summary	Response/Action
		Does not agree that the Hammonds Farm option will offer reduced accessibility to key services, facilities and employment opportunities and highlights that the North East Chelmsford site is in fact further from the City Centre area than development at Hammonds Farm would be. It is accepted that Hammonds Farm is currently a short distance (950m) from the edge of the Chelmsford residential suburb of Great Baddow; however, with the proposed development of locations 3a, 3b and 3c, this distance will fall to less than 300m.	Comment noted. The assessment findings reflect the physical detachment of the Hammonds Farm site from the urban area. Notwithstanding this, the assessment does highlight that a new settlement presents an opportunity to deliver a new sustainable neighbourhood with associated services and facilities. No change.
		States that development at Hammonds Farm has the ability to provide a park and ride site, additional bus services and new pedestrian and cycle links to the city centre. Five hectares of employment land will be provided on the site and it is proposed that the new development will incorporate a district centre (shops, post office, community space and potentially a doctors' surgery) and two local centres. The scheme will also provide primary and secondary educational facilities and recreational open space (including formal sports provision). States that these elements of the proposal will significantly reduce the need for future residents to travel to Chelmsford City Centre for the everyday needs.	Comment noted. Developer supplied information has been reviewed in preparing the SA of the Pre-submission Local Plan and the SA updated where necessary.
		Notes that paragraph 5.3.100 of the SA Report refers to the Hammonds Farm site being promoted by 'landowners' whereas it should be noted that Hammonds Farm is being promoted by a single landowner (HEst).	Comment noted. Reference to 'landowners' in the SA Report will be amended as per this response in the Draft Pre-Submission Local Plan SA Report.
		Notes that paragraph 5.4.12 of the SA Report states, " <i>The development of the majority of the sites within Growth Area 2 would involve the reuse of brownfield land and in consequence, significant positive effects have been identified in respect to landuse (SA Objective 7).</i> " The validity of this statement is questioned. Highlights that the NPPF definition of previously developed land (brownfield land), excludes land that has been developed for minerals or waste disposal by landfill purposes where provision has been made for restoration. In terms of the development areas, it would appear that the majority is provided on greenfield land. Therefore, it is suggested that this statement is misleading and as such its assessment in this way (as a significant positive effect) may be inappropriate.	Comment noted. The land use status of sites within Growth Area 2 will be reviewed and confirmed as part of the SA of the Draft Pre-Submission Local Plan.
		Notes that paragraph 5.5.8 of the SA Report highlights that Strategic Policy S12 includes a range of transportation infrastructure development requirements including a Chelmsford North East By-pass and that it goes on to highlight that " <i>Once implemented, these measures will help to mitigate the adverse impacts of new development</i> ". States that sites in Growth Area 2 (to the north of Chelmsford) are heavily reliant on the delivery of the North East Chelmsford By-pass and that this road scheme has been identified in strategic transport plans for over 10 years and is	Comment noted. The SA has been undertaken on the assumption that Local Plan proposals will be implemented. This is considered to be appropriate and reflects the expectation that the implementation of Local Plan policies, including those related to infrastructure delivery and the development of specific sites, and mechanisms including the Infrastructure Delivery Plan will ensure the timely delivery of infrastructure to support new development.

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		subject to a safeguarded route (albeit currently under review) but has yet to be implemented and the time frame for delivery has not been determined. States that other key related transport infrastructure into which North East Chelmsford will connect include the second radial distributor road and the various infrastructure measures associated with the Beaulieu Park development. Highlights that the delivery of the Beaulieu Park infrastructure is linked to a series of trigger points based on the build out rate of the development, which has been significantly slower than anticipated. States that there is no explanation as to the implications on the sustainability scoring should the North East Chelmsford By-pass and other key infrastructure not progress as suggested and tested in the transport modelling.	No change.
		States that the justification for excluding Hammonds Farm appears to have taken no account of the many benefits resulting from development of the site. Considers that there is a notable difference when the narrative for Hammonds Farm is compared to the reasons given for the selection of the sites taken forward into the preferred option, including for Location 4 and that the justification for its exclusion relies heavily on the apparent lack of support in the evidence base for the Preferred Options Consultation Document, notably in respect to landscape/townscape and transport.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
		Disputes the implication within the justification for Location 4 that the North East Chelmsford site will provide the North East Chelmsford By-pass. HEst would welcome clarification on this matter.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
		In reviewing the Landscape Sensitivity and Capacity Assessment, HEst concludes that for the North East Chelmsford area of search, the landscape capacity has been overestimated. States that if the North East Chelmsford area of search had been scored correctly then the SA of the Preferred Spatial Option would have concluded that the Hammonds Farm alternative spatial strategy performed equally in landscape terms to North East Chelmsford (Location 4).	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
9	Mrs Anne Richman	Queries why no new secondary schools are proposed at South Woodham Ferrers. Also identifies that existing train services are full and queries the need for new traveller sites.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
10	Miss Nichole Penfold, Gladman Developments Ltd	States that SA is a systematic process that needs to be undertaken at each stage of the planning process.	Comment noted. The SA is being undertaken iteratively alongside the development of the Local Plan. Options are being treated equally

Ref	Consultee	Consultee Response Summary	Response/Action
			through the SA and the reasons for the selection of preferred options and for the rejection of alternatives have been set out in the SA Report.
11	Ms Lynn Ballard, Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association	Notes that the SA Report highlights that the best and most versatile Grade 2 agricultural land lies to the north/west of the Chelmsford Urban Area, whilst land to the south and east of the City is of lower grades (3 or 4) and is better connected to major transport corridors and employment opportunities. Also notes that the SA goes on to argue at paragraph 3.7.12 that, without a Local Plan, the Council would have less control over where development takes place which may result in the loss of the best and most versatile agricultural land. Considers that the growth proposed in the Local Plan is allowing for significant development on areas of higher grade agricultural land and that there is insufficient evidence provided to justify the permanent loss of Grade 2 land in the proposed growth locations to the west and north of Chelmsford when there remain options in alternative locations with lower grade land, which would make more sustainable alternatives. States that the site allocations set out in the Local Plan do not therefore 'minimise the loss of the best and most versatile agricultural land to ensure future production' and do not advance overriding 'other planning factors' such as sustainability and general suitability for doing so.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation. The SA notes that the Preferred Spatial Strategy seeks to maximise the use of brownfield; however, development requirements mean a large area of greenfield land is required to meet development needs (for a total of 13 proposed site allocations, this would include land classified as grades 1, 2 or 3 agricultural land). It should also be noted that agricultural land quality is just one factor to be considered in the appraisal of the Local Plan.
12	The North East Chelmsford Garden Village Consortium	Agrees with the overall conclusions of the SA Report but considers that the appraisal has 'over-valued' the merits of Hammonds Farm as a reasonable alternative and states that the SA of the Draft Pre-Submission Local Plan should re-assess the comparative merits of this site and North East Chelmsford which should be assessed in a more objective way than at present. With regard to Hammonds Farm, the respondent states that: - there is no evidence to support the conclusion that that development of a new settlement at Hammonds Farm would present an opportunity to deliver a new sustainable neighbourhood, which could help to offset adverse effects in this regard and deliver some sustainability benefits, such as reduced traffic in the Chelmsford Urban Area; - a negative effect not considered in relation to Hammonds Farm is that there are no current proposals to improve the A12 between Boreham Interchange and the B1007. Therefore, the major road and public transport network will be far less suitable for the proposed major development of Hammonds Farm; - a large part of the site is now proposed as a Green Corridor in the Preferred Options Consultation Document. With regard to North East Chelmsford, the respondent states that:	Disagree. An objective assessment of spatial strategy options and potential site allocations has been undertaken as part of the SA. With regard to the appraisal of the Urban Focus with Growth at Hammonds Farm and Key Service Settlements alternative spatial option, it is considered that a development of the scale of Hammonds Farm could potentially enable the delivery of a new sustainable neighbourhood and this has been reflected in the appraisal. The potential for negative effects in respect of transport have also been identified, together with uncertainty regarding the deliverability of the transportation infrastructure necessary to bring forward the development. The location of Hammonds Farm within a proposed Green Corridor is noted; however, this designation forms part of the Preferred Spatial Strategy which is assessed separately. With regard to the appraisal of the Preferred Spatial Strategy/North East Chelmsford, this has identified the benefits associated with the delivery of the Chelmsford North East By-pass (see paras 5.3.4, 5.4.10 and Appendix I of the SA Report, for example) and the new Beaulieu Station (see Appendix F).

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		- a particular advantage is that this development will allow the Chelmsford North East By-pass to be constructed in phases. This will also serve the proposed growth of a further 1,100 new homes at Great Leighs, and proposed areas of growth in Braintree. Additionally growth at North East Chelmsford will be served by the committed new Beaulieu Station. These positive effects are not considered in the SA. - sand and gravels within the former site can be used for the new development without the need for importing such minerals from other quarry sites. This has significant benefits in reducing HGV movements and associated air pollution.	The assessment of North East Chelmsford has identified its location within a Sand and Gravel Mineral Safeguarding Area. However, the potential to utilise sand and gravel as part of the development is noted and will be considered in undertaking the SA of the Draft Pre-Submission Local Plan.
13	Hopkins Homes	States that the SA underestimates the scale of the potential sustainability benefits associated with the development of Land East of Chelmsford/North of Great Baddow and overstates some or the negative effects identified. Also states that the SA should take a holistic approach to the proposed development of the site, and account for the details of the proposed policy that will guide its development. In this regard, the respondent considers that the appraisal has not taken into account the policy provisions of the Preferred Options Consultation Document with respect to education, open space and cultural heritage in particular.	Disagree. Appendix G to the SA Report contains the initial appraisal of proposed site allocations. At Appendix I, those policies that relate to specific sites have also been appraised by taking forward the findings of the initial site assessment and applying the associated development requirements (as set out in the related policies). This has enabled consideration of the extent to which the site policies may help to mitigate adverse effects and enhance positive effects associated with the delivery of the proposed site allocations and, subsequently, the identification of where there would be residual significant effects. In this context, the appraisal of Land East of Chelmsford/North of Great Baddow presented in Appendix I has taken into account positive effects associated with the delivery of a Country Park (with significant positive effects identified in respect of SA Objective 5 (Health and Wellbeing) and the policy appraisal also states that <i>"The measures included within this policy, including (inter alia) improvements to the local highways network, provision for walking and cycling and sustainable modes of transport and requirement for financial contributions to education and other community facilities, will further enhance the positive effects identified during the appraisal of this site in respect of SA Objectives 4 (Sustainable Living And Revitalisation) and 6 (Transport)"</i>. To confirm, the appraisal contained in Appendix G identifies neutral effects in respect of water quality and resources (SA Objective 8) for this site, although it is noted that this is incorrectly reported in Appendix I which will be amended in the Draft Pre-Submission Local Plan SA Report. The potential benefits associated with improving access to Sandford Mill are noted and will be considered further in undertaking the SA of the Draft Pre-Submission Local Plan.
14	Mr William Scott	Considers that the level of housing proposed by the Local Plan is too high and that infrastructure (such as the North East By-pass) should be in place before development proceeds.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be

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			included in a separate document which will accompany the next stage of consultation.
15	Mr John Caton	States that South Woodham Ferrers cannot accommodate further growth and that the only sensible possibility would be to extend eastward or north eastward (e.g. to increase other villages), but then traffic would still be an issue. Suggests making a smaller village into a large town with a fast access road to the A130 or delivering a new town of significant size close to the A130. States that proposed improvements to the A132 are senseless.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
16	Mr Gregory Brown	Objects to development at South Woodham Ferrers due to infrastructure constraints.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
17	Mr Stephen Spicer	States that the SA assumes that just because services exist in Key Service Settlements there is capacity to accommodate more development. Also states that existing infrastructure in Danbury is overstretched and unlikely to be able to cope with additional housing in the area and that development will affect local landscape character and biodiversity.	Comment noted. The findings of the SA reflect the potential capacity of higher order/larger settlements to accommodate further growth on the basis of their provision of existing services and facilities including transport links. Policies contained in the Local Plan are also expected to help ensure that sufficient additional infrastructure is delivered to accommodate new development. Notwithstanding this, the SA has identified the potential for adverse effects associated with growth on existing services and facilities, traffic and transport, landscape and biodiversity. No change.
18	Mr Matthew McCarthy	States that the development of Strategic Growth Site 1e would lead to the loss of land valued for its social amenity and lead to congestion/parking issues. Also seeks confirmation that development of the contaminated land would not adversely affect his own property. Considers that a proposal of ~200 homes would have little impact on local housing requirement, given the volume of dwellings under construction at other sites such as North East Chelmsford.	Comment noted. The appraisal of North of Gloucester Avenue (John Shennan) (site PF01) contained in Appendix G to the SA Report has identified the potential loss of open space as having a negative effect on SA Objective 5 (Health and Wellbeing) and adverse impacts on the local road network. However, it should be noted that the associated site allocation policy includes for the rationalisation/retention of formal/informal open space and improved play provision as well as pedestrian/cycle links that will help to mitigate adverse impacts in this regard. No Change.

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19	Mr William Scott	States "Impact on wildlife. There are skylarks in the fields north of school lane and south of Moulsham hall?".	Comment noted. Effects associated with the proposed development of Moulsham Hall and North Great Leigh (site PF33/34) are recorded in Appendix G to the SA Report which identifies a significant negative effect against SA Objective 1 (Biodiversity) due to the close proximity of various sites of importance for nature conservation. The presence of protected species is acknowledged as unknown. It should be noted that the associated policy for this site requires appropriate green buffering to minimise these effects (as reflected in Appendix I to the SA Report). No change.
20	Mr Graham Taylor, Reprohouse Limited	Disagrees with the identified need for a travellers' site at Drakes Lane, Boreham.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
21	Ms Joanna Harte	Disagrees with the identified need for a travellers' site at Drakes Lane, Boreham.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
22	Katie Garratt	Disagrees with the identified need for a travellers' site at Drakes Lane, Boreham.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
23	Mr Mark Chessum	Found the consultation documents difficult to access through the consultation portal. Agrees with the Spatial Principles for the Local Plan but objects to development at Warren Farm on the basis of the loss of Grade 2 agricultural land and increased congestion. Asks: what the Council's contingency is should Warren Farm be no longer available; what budget has been set aside to mitigate congestion through car sharing and walking; and why Hammonds Farm is not being taken forward. Also comments on the lack of consideration given to Brexit in the evidence base for the Local Plan.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
24	Mr Phillip Moore	Raises a number of concerns with regards to the proposed allocation of Warren Farm, particularly with respect to traffic, air quality and noise, flood risk, schools capacity and healthcare capacity.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be

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			included in a separate document which will accompany the next stage of consultation.
25	Mrs Catherine Frost	Disagrees with the identified need for a travellers' site at Drakes Lane, Boreham.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
26	Miss Beth Dedman	Disagrees with the identified need for a travellers' site at Drakes Lane, Boreham.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
27	Ms Lois Bowser	States that access to open space and the countryside has not been considered from a wellbeing and garden settlement philosophy. Queries the function of green spaces and green wedges.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
28	Mrs Janet Osbourne Williams	Raises concern that sustainability criteria and the definition of brownfield and infilling continue to have been applied perversely and restrictively.	Disagree. Brownfield land (also referred to as 'previously developed land') has been identified and considered in accordance with the definition set out in the NPPF. No change.
29	Mrs Laura Dunne	Considers that the Local Plan takes into account the requirements for modern development with concentration in brownfield sites and those which have good links to existing infrastructure including transport, health, education and retail.	Comment noted.
30	Judge John Burrow	States that the North East By-pass should be in place before housing is completed and that there should be no housing adjacent to the Little Waltham built up area boundary.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
31	Mr Gordan Ingram	States that the local information, the Historic Environment Record and Sites and Monuments Record, should be considered as a part of the SA with respect to the Warren Farm site (West Chelmsford).	Comment noted. Effects on heritage assets have been considered in the site appraisal contained at Appendix G to the SA Report. No change.

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32	Mr Raymond Towey	Asks whether consultee views on the Local Plan will be given due consideration.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
33	Mrs Sarah Dudley	Opposes the proposed Warren Farm (West Chelmsford) allocation because of the lack of infrastructure to support the increase in traffic on Lordship Road and Roxwell Road (due to a single entrance to the site) and lack of schools, GPs, and other factors that directly impact the parish of Writtle.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
34	Mr Jason Kavanagh	Raises concern regarding coalescence between Chelmsford City and the surrounding villages. Also raises concern that Broomfield and Writtle will coalesce into a single settlement/area.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
35	Mr Daniel Moynihan	Considers that the Local Plan would lead to "traffic chaos".	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
36	Mr John Smith	Questions the level of detail in the SA and also whether Chelmsford City Council has considered the outcomes of the SA.	Comment noted. The level of detail contained in the SA Report is considered to be appropriate. The scope of the appraisal and content of the SA Report reflect the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 and were subject to consultation at the scoping stage of the SA process. The SA process is being undertaken iteratively alongside the development of the Local Plan and as set out in Section 5 of the SA Report, the findings of the SA of the Issues and Options Consultation Document have informed the Council's selection of preferred options and rejection of alternatives. In this context, the findings of the SA of Preferred Options Consultation Document will also be taken into account by the Council in preparing the Draft Pre-Submission Local Plan. No change.
37	Mr Robert Allighan	States that "earlier comments on substance behind these statements needs clarification."	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.

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38	Mr Stephen Hook	States that the SA only considers South Woodham Ferrers in the context of it being a part of Chelmsford City. States that the appraisal needs to reflect the settlement's physical isolation from Chelmsford. As a result, the respondent states that the current conclusions drawn by the SA for South Woodham Ferrers will need to be modified, particularly if development to the north of the town proceeds without the B1012 being replaced by a 'proper' 'boundary' main road (e.g. extension of the A132). Without this infrastructure, the respondent states that it will be impossible for the following SA Objectives to be met: - SA Objective 3 - states that the local economy in, and to the east of the town, is dependent on the free flow of traffic from cars and vans through to heavy goods vehicles. Considers that the current preferred option for South Woodham Ferrers will result in unacceptable levels of congestion, harming the development of business and industry in the local area. - SA Objective 5 – states that road congestion, particularly at the peak local rush hour, will significantly reduce the health and wellbeing of residents through increased pollution due to the stop / start traffic through the town. - SA Objective 6 – states that due to the location of the town, many residents and the areas to the east have to commute to work, mostly by car /van. Considers that the current preferred option fails appreciate the infrastructure required to cope with the proposed growth. - SA Objective 7 – states that the current preferred option proposes that the development will mainly use good quality agricultural land and that this is not compatible with 'conserve and enhance soils'.	Disagree. At a strategic level, the appraisal of the Preferred Spatial Strategy has identified the potential for adverse effects on the road network, increased commuting and air quality impacts. However, the assessment also highlights that development may help to maintain existing, and stimulate investment in new, public transport provision and infrastructure improvements including to the A132. Furthermore, it is considered that focusing growth in/adjacent to existing urban areas will help to reduce the need to travel, generating longer term benefits. With specific regard to SA Objective 7, the appraisal has also highlighted the potential for adverse effects on land use/soils associated with the loss of agricultural land including to the north of South Woodham Ferrers. Alongside the appraisal of the Preferred Spatial Strategy, the SA has assessed proposed site allocations (including the site North of South Woodham Ferrers (see Appendix G) and Growth Areas (including Growth Area 3 which includes South Woodham Ferrers). These appraisals have also identified the potential for adverse impacts on the local road network and land use and soils. Overall, it is considered that the SA has adequately assessed effects associated with proposed development at South Woodham Ferrers. No change.
39	Mr Robert Stevenson	Respondent is objecting to proposed development in Danbury and the way the Local Plan is written and presented. No specific comment on the SA Report has been made by this respondent.	Comment noted.
40	Mr Steve Jones	Raises concern that infrastructure associated with new development will not be delivered and states that infrastructure should be in place prior to, or at least alongside, new development.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
41	Mr Oliver Spencer, Andrew Martin - Planning Ltd on behalf of Croudace Homes	Objects to paragraphs 5.3.85 and 5.3.86 in the SA Report on the basis that they improperly consider alternative spatial options. Notes that the commentary rejects Options 2 and 3 in the Chelmsford Local Plan Issues and Options Consultation Document partly on the grounds that promoting growth in a 'small settlement' like Rettendon Common would be contrary to the Settlement Hierarchy but highlights that the Issues and Options Consultation Document did not propose any growth at Rettendon Common. Notes that Options 2 and 3 did propose growth in	Comment noted. Reference to Rettendon Common in paragraphs 5.3.85 and 5.3.86 of the SA Report is a typo and this should read Rettendon Place. This will be amended in the Draft Pre-Submission Local Plan SA Report. For the avoidance of doubt, the appraisal contained in the Issues and Options Consultation Document SA Report, and which is referred to in the Preferred Options Consultation Document SA Report, has correctly

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		the 'Service Settlement' of Rettendon Place, but highlights that this is an entirely separate settlement and one that occupies a higher place on the Settlement Hierarchy. Considers that this error indicates that: (i) the various Spatial Options have not been assessed accurately; (ii) Options 2 and 3 appear to have been incorrectly rejected in the SA process; and (iii) the subsequent decisions made in the Local Plan Preferred Options Consultation Document are not supported by robust evidence. Also states that the site assessment contained in Appendix G of the SA Report fails to assess land to the north and east of Rettendon Place (15SLAA40), despite this site featuring in two of the three Spatial Options at the Local Plan Issues & Options stage.	appraised Spatial Strategy Options 2 and 3, including development at Rettendon Place. This appraisal is therefore considered to be correct and does not invalidate the conclusions of the Issues and Options SA Report nor has it materially affected the Council's selection of the Preferred Spatial Option and rejection of alternatives. The decision to progress Spatial Strategy Option 1 reflects the objective to focus development within the top two tiers of the settlement hierarchy. Site 15SLAA40 has not been subject to assessment as part of the SA process. As Spatial Strategy Options 2 and 3 have not been progressed, this site would not be consistent with the Preferred Spatial Strategy and, therefore, is not considered to be a reasonable alternative for the purposes of the SA.
42	Mr David Callow	No specific comments made in respect of the SA Report.	Comment noted.
43	Mrs Michelle Rees	Objects to the proposed allocation of the Meteor Way site (site PF13) and considers that the key stakeholders associated with this site, including the charity that developed it, were not consulted on the proposals.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
44	Mr Nigel Seager	Is broadly supportive of the SA Report.	Comment noted.
45	Mr Steven Moore	No comment.	Noted.
46	Mrs Jessica Dawson, Great & Little Leighs Parish Council	With regard to Land East of Banters Lane (15SLAA16), the respondent notes the findings of the assessment. With regard to site 15SLAA28 (Land East of 52 Main Road), notes that the assessment states that the nearest supermarket is 327m away which is considered to be incorrect. Considers that the local store noted cannot be classed as a supermarket. Also highlights that the nearest primary school is full. With regard to site CFS105 (Land East of Nos 170 – 194 Main Road), agrees that this site is within 100m of two Nature Reserves and actually butts onto these in at least two places. Considers that light, noise and air pollution will impact on these sites. With regard site PF33/34 (Moulsham Hall and Great North Leighs), the respondent notes the assessment findings.	Comments noted. With regard to the appraisal of site 15SLAA28, supermarkets are taken to include local stores for the purposes of the SA. This will be clarified in the Pre-Submission SA/SEA Report. It should be noted that the Council does not propose to allocate sites 15SLAA17 and 15SLAA28. No change.

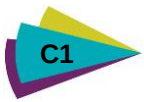
Ref	Consultee	Consultee Response Summary	Response/Action
		Considers that the findings of the SA indicate that the sites East of Main Road and North East of Banter Lane will have a negative effect on Great Leighs with light, noise and traffic pollution, lack of open space, pressure on health services and schools and changing the very local distinctiveness of Great Leighs which the Council states is high on its agenda but is not borne out by this Local Plan.	
47	Mr Gordon Burgess	The respondent raises the following five points: 1. Would wish to see development in Boreham limited to the 145 dwellings proposed; 2. Supports the designation of the Green Corridor on land south and west of Boreham Village, although asks that policies are extended to identify the types of development which would not be permitted in these areas (to avoid speculative development); 3. Considers that development of Growth Area 2 must be accompanied by new road infrastructure including the North East By-pass; 4. Objects to the amendments to the defined settlement boundary of Boreham Village to include Porters Park and Orchard Cottages on Main Road as set out in the '<i>Urban Area and Defined Settlement Boundary Review</i>'. Considers that there is no justification for this change and that by including these properties within the village envelope, it opens up the opportunity of speculative developers coming forward with proposals to the south side of Main Road possibly connecting up to the additional 145 houses proposed to the East of Plantation Road; 5. Objects to the proposed Gypsy, Travellers and Showpeople site on land on the corner of Drakes Lane and Boreham Road. Considers that the proposal would lead to an unrealistic concentration of this type of facility in one area, putting pressure on the provision of local services and facilities including schools, shops and medical facilities.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
48	Mr James Raven	Considers that the documents that make up the Chelmsford Draft Local Plan are misleading and factually incorrect and states that Great Leighs has not been studied in detail. The respondent raises a number of concerns relating to landscape and traffic impacts associated with development at Great Leighs and the delivery of transportation infrastructure. Considers that Hammond's Farm is an obvious site for a larger development as it is close to the A12, Sandon Park & Ride and a proposed new railway station. Also considers that there are brownfield sites in Chelmsford that could be developed for housing rather than other uses.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
49	Mrs Pauline Price	Raises concern that no consideration has been given to the traffic congestion on the Burnham Road and the A132 and also highlights that traffic surveys were not undertaken at peak times.	Comment noted. The SA has considered the impacts of proposals contained in the Preferred Options Consultation Document on the local road network through the assessment of effects on SA Objective 6 (Transport). It has identified the potential for development associated

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			with specific allocations to affect the A132 but also for this to stimulate investment in highways improvements.
50	Crest Nicholson Operations Ltd	Notes that the SA Report presents a strong case in favour of Growth Area 1, including the greenfield proposal for around 800 homes at Warren Farm. Considers that the assessment of Warren Farm is well summarised at PF26 Appendix G (pages 12 and 31), giving recognition to its sustainable location and potential to maximise the use of non-car modes. Notes that paragraphs 5.47 and 5.48 anticipate 2,588 homes coming forward on brownfield sites in the urban area by 2036 and considers this to be over optimistic given the complex nature of sites 1(a) to 1(g) and that it would not be prudent to rely on this level of delivery. States that a more robust approach would be to assume the completion of around 1,800 homes by 2036. In the event that 1,800 homes were exceeded, this would be regarded as a sustainable windfall.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
51	Mrs Mary Rance	States that the SA Report is based on the SLAA update from 2016 and has not taken into account the original Call for Sites Submission in 2014 nor the additional information submitted to the Council in January 2017 in respect of site CFS81 (Chantry Farm). States that while the appraisal is mainly positive, it emphasises many negative aspects based on wrong assumptions about this proposal. Considers that the Call for Sites submission in 2014 and the additional information submitted in January 2017 for 49 homes of over 55's housing in a landscaped 'parkland' setting will not result in the negative impacts which may have arisen from a larger development. Also states that there will be no negative impact on educational establishments as specialist housing for the elderly is proposed and that the loss of open space will be minimal. Also considers that proposal will have a positive impact on the health and wellbeing of those living and working in the Chelmsford City Area and will not have adverse impacts on the highway network given the removal of the existing commercial uses, the low number of vehicular movements proposed and close proximity of the site to public transport. Also notes that the reference to Algarve Removals Compound needs to be updated as the company is no longer on the land.	Comment noted. Developer supplied information has been reviewed in preparing the SA of the Pre-submission Local Plan and the SA updated where necessary.
52	Ms Natalie Hayward, Rochford District Council	No observations made on the SA Report.	Comment noted.
53	Mrs Louise Gannicott	Considers it unrealistic to presume the residents of the proposed new Warren Farm development will cycle and walk to their destinations, so mitigating traffic problems.	Comment noted. The assessment of Warren Farm (site PF26) contained in Appendix G to the SA Report has identified the potential for traffic impacts, notwithstanding the site's edge of urban settlement

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			location. However, taking into account the policy provisions of the Preferred Options Consultation Document in relation to this site (including the provision of on-site facilities and services, cycle links and requirements for improvements to the road network), impacts are expected to be mitigated and a positive effect on transport (SA Objective 6) has therefore been identified. No change.
54	Miss Felicity Gannicott	Considers it unrealistic to presume the residents of the proposed new Warren Farm development will cycle and walk to their destinations, so mitigating traffic problems.	Comment noted. The assessment of Warren Farm (site PF26) contained in Appendix G to the SA Report has identified the potential for traffic impacts, notwithstanding the site's edge of urban settlement location. However, taking into account the policy provisions of the Preferred Options Consultation Document in relation to this site (including the provision of on-site facilities and services, cycle links and requirements for improvements to the road network), impacts are expected to be mitigated and a positive effect on transport (SA Objective 6) has therefore been identified. No change.
55	Mr David Pepper	Considers that a single new town of approximately 23,000 new dwellings would deliver the local authority's housing requirements, minimising the potential for adverse effects elsewhere in the County	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
56	Ms Shyy Sachdev	Notes that the SA discounts sites falling within the Green Wedge for development, yet the identification of the Green Wedge boundaries was not subject to consultation. Proposes that the Local Plan should remove land at Rembrandt House, Broomfield from the Green Wedge and allocate it for residential development. Considers that the allocation of this highly sustainable site accords with the findings of the SLAA, that this site 'performs well against suitability, availability and achievement criteria' Also considers that the Local Plan, as currently drafted, fails to identify sufficient small sites for development.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
57	Mrs Emma Costello	Does not consider West Chelmsford (Warren Farm) to be an appropriate or sustainable site for residential and associated development. Notes the findings of the assessment of the site and that the only positive effects identified are in respect of housing and urban renaissance and considers that the negative effects identified outweigh the positive effects.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.

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58	Miss Paige Harris, Boyer Planning on behalf of The Royal Horticultural Society	Supports Strategic Policy SPA4 – RHS Hyde Hall Gardens Special Policy Area but wishes to see the area covered by the designation expanded.	Comment noted. This response principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Preferred Options Consultation Document will be included in a separate document which will accompany the next stage of consultation.
59	Jamie Stanley, Iceni Projects on behalf of Gateway 120, Cirrus Land LLP, and L & Q Homes	With regard to Moulsham Hall and North Great Leighs (site PF33/34), states that the findings of the SA against the objective 'Sustainable Living and Recreation' (SA Objective 4) gives an inaccurate picture of the site due to the anticipated use of private cars by future residents and the relative lack of local facilities and amenities.	Disagree. It should be noted that the respondent doesn't disagree with the facts identified in the SA, rather they point out that there would still be a high degree of dependence on the private car. However, it should be noted that the minor positive effect identified for the Moulsham Hall and North Great Leighs site on SA Objective 4 relates specifically to what facilities and amenities are within a walkable distance of the site and these have been identified appropriately. SA Objective 6 relates to transport and potential impacts on traffic associated with this site have been assessed as having a negative effect on this SA objective. No change
60	Barton Willmore	States that Land at East of Great Baddow is capable of delivering a comprehensive mixed-use development and that the site can deliver against the SA biodiversity objectives with significant opportunities for biodiversity gain.	Comment noted. Developer supplied information has been reviewed in preparing the SA of the Pre-submission Local Plan and the SA updated where necessary.
61	North Chelmsford Villages Community Group	States that the findings of the SA of TS1 Drakes Lane are at odds with the Spatial Principles as well as draft policy HO3, which stipulates that proposals for Gypsy, Traveller and Travelling Showpeople sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance and safe and convenient vehicle access can also be provided. Notes that the SA states that the "closest GP is Little Waltham & GT Notley Surgery located 3123m away. Closest City Centre is Chelmsford City Centre 6026m away. Closest Post Office is Abercorn News and Post Office 3631m away. Closest Supermarket is Shell Garage Eagle Way Little Waltham 3172m away. Closest Primary School is Little Waltham CE Primary School 3030m away. Closest Secondary School is Chelmer Valley High School 4109m away. (Closest Public Transport is Gravel Pit Bus Stop 358m away and Closest GP is Little Waltham & GT Notley Surgery 3123m away). Closest Open Space is Cranham Road 403m away". In terms of consistency with national and Development Plan policy on the promotion of sustainable development, considers that the remote and isolated position of TS1 Drakes Lane is completely at odds with the NPPF and Planning Policy for Traveller Sites (NPPTS). Also states that the SA is wrong in that the Gravel Pit Bus Stop no longer exists and that the nearest bus stop and bus route is over 3.5km in Boreham.	Comment noted. The status of Gravel Pit Bus Stop and the assessment of site PF48 (Drakes Lane) will be reviewed as part of the SA of the Draft Pre-Submission Local Plan; however, this would not be expected to materially affect the findings of the assessment in respect of this site against SA Objective 4.

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		Notes that the NPPTS states that local authorities should ensure that in collaboration with commissioners of health services, there is access to appropriate health services to ensure that children can attend school on a regular basis, provide a settled base that reduces both the need for long-distance travelling and avoids placing undue pressure on local infrastructure and services. Considers that given the location of this site, at least 40 new persons will not have convenient access to health services whilst the local primary school (which is over-subscribed and reliant on temporary buildings) is some distance away and the secondary school even further. Also notes that many trips would occur along country lanes without pavements crossing a highway strategic route (A130 Essex Regiment Way), from this remote site will be required. States that this is unsustainable and unsafe for children and their families.	
62	David Phillips, Strutt & Parker LLP	No comment.	Noted.
63	Mrs Hannah Thomas-Davies	No comment.	Noted.



Appendix C

Review of Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
International/European Plans and Programmes		
Council Directive 91/271/EEC for Urban Waste-water Treatment		
Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors and concerns the collection, treatment and discharge of: - Domestic waste water - Mixture of waste water - Waste water from certain industrial sectors	The Directive includes requirement with specific: - Collection and treatment of waste water standards for relevant population thresholds - Secondary treatment standards - A requirement for pre-authorisation of all discharges of urban wastewater Monitoring of the performance of treatment plants and receiving waters and controls of sewage sludge disposal and re-use, and treated waste water re-use	SA Objectives should include priorities to minimise adverse effects on ground and/or surface water.
EC (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21)		
This flagship initiative aims to create a framework for policies to support the shift towards a resource-efficient and low-carbon economy which will help to: - Boost economic performance while reducing resource use; - Identify and create new opportunities for economic growth and greater innovation and boost the EU's competitiveness; - Ensure security of supply of essential resources; and - Fight against climate change and limit the environmental impacts of resource use.	Each Member State has a target calculated according to the share of energy from renewable sources in its gross final consumption for 2020. The UK is required to source 15 per cent of energy needs from renewable sources, including biomass, hydro, wind and solar power by 2020. From 1 January 2017, biofuels and bioliquids share in emissions savings should be increased to 50 per cent.	The Local Plan policies should take into account the objectives of the Flagship Initiative. The SA assessment framework should include objectives and guide questions that relate to resource use.
European Union (2013) Seventh Environmental Action Programme to 2020 'Living well, within the limits of our planet'		
The Directive establishes a set of binding measures to help the EU reach its 20% energy efficiency target by 2020. Under the Directive, all EU countries are required to use energy more efficiently at all stages of the energy chain from its production to final consumption.	Specific measures relate to: - Energy distributors achieving 1.5% energy savings per year through energy efficiency measures; - Improving the efficiency of heating systems, installing double glazed windows or insulating roofs; - Purchasing energy efficient buildings, products and services, and performing energy efficient renovations; - Access to data on consumption; - Large companies to audit energy consumption (implemented in the UK through the Energy Savings Opportunity Scheme Regulations 2014);	The Local Plan should seek to contribute towards targets for energy efficiency. The SEA assessment framework should include consideration of energy consumption and efficiency.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	- National incentives for SMEs to undergo energy audits; and - Monitoring efficiency levels in new energy generation capacities.	
European Commission (2013) <i>Strategy on Adaptation to Climate Change</i>		
The EU strategy aims to make Europe more climate-resilient by adapting to the changing climate. It aims to provide a coherent approach to enhance preparedness and capacity to respond to the impacts of climate change. The three key objectives of the strategy are: - Promoting action by Member States – encouraging Member States to adopt adaptation strategies and provide funding to boost capacity; 'Climate-proofing' action at EU level – promoting adaptation in vulnerable sectors such as agriculture and fisheries; and - Better informed decision-making – addressing gaps in knowledge and improving the European information sharing platform, Climate-ADAPT.	No target or indicators.	The assessment framework should include criteria relating to climate resilience.
European Commission Communication (2013) <i>Towards Social Investment for Growth and Cohesion – including implementing the European Social Fund 2014-2020</i>		
The Communication aims to direct Member States' policies towards social investment throughout life, with a view to ensuring the adequacy and sustainability of budgets for social policies. It also provides guidance to help reach the Europe 2020 targets by establishing a link between social policies, the reforms to reach the Europe 2020 targets and the relevant EU funds.	No target or indicators.	The Local Plan should have regard to the Europe 2020 targets. The SEA assessment framework should include criteria relating to socio-economics.
European Commission (2014) <i>A Policy Framework for Climate and Energy in the Period from 2020 to 2030</i>		
The 2030 Climate and Energy Framework was adopted in 2014 and builds on the 2020 targets. The greenhouse gas emissions and renewable energy targets are binding, while the energy efficiency target will be reviewed in 2020.	It sets three key targets for 2030: - at least 40% cuts in greenhouse gas emissions (from 1990 levels); - at least 27% share for renewable energy; and - at least 27% improvement in energy efficiency.	The Local Plan should support longer term targets for reducing greenhouse gas emissions, increasing renewable energy and energy efficiency. The SEA assessment framework should include the consideration of energy and greenhouse gas emissions.
European Landscape Convention 2000 (became binding March 2007)		
Convention outlined the need to recognise landscape in law, to develop landscape policies dedicated to the protection,	Specific measures include:	SA objectives must consider how the outcomes of the convention should feed into the Local Plan and associated documents.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.	- raising awareness of the value of landscapes among all sectors of society, and of society's role in shaping them; - promoting landscape training and education among landscape specialists, other related professions, and in school and university courses; - the identification and assessment of landscapes, and analysis of landscape change, with the active participation of stakeholders; - setting objectives for landscape quality, with the involvement of the public; and the implementation of landscape policies, through the establishment of plans and practical programmes..	
EU (2006) European Employment Strategy		
Seeks to engender full employment, quality of work and increased productivity as well as the promotion of inclusion by addressing disparities in access to labour markets.	No formal targets.	The Local Plan should deliver policies which support these aims The SA assessment framework should assess employment levels, quality of work and social inclusion
EU Nitrates Directive (91/676/EEC)		
This Directive has the objectives of: - reducing water pollution caused or induced by nitrates from agricultural sources; and - preventing further such pollution.	The Directive provides for the identification of vulnerable areas.	Local Plan should consider impacts of development upon any identified nitrate sensitive areas where such development fails to be considered within its scope. Policies should consider objective to promote environmentally sensitive agricultural practices.
EU Packaging and Packaging Waste Directive (94/62/EC)		
This Directive aims to harmonize national measures concerning the management of packaging and packaging waste in order, on the one hand, to prevent any impact thereof on the environment of all Member States as well as of third countries or to reduce such impact, thus providing a high level of environmental protection, and, on the other hand, to ensure the functioning of the internal market and to avoid obstacles to trade and distortion and restriction of competition within the Community. To this end this Directive lays down measures aimed, as a first priority, at preventing the production of packaging waste and, as additional fundamental principles, at reusing packaging, at recycling and other forms of recovering packaging waste and, hence, at reducing the final disposal of such waste	No later than five years from the date by which this Directive must be implemented in national law (1996), between 50 % as a minimum and 65 % as a maximum by weight of the packaging waste will be recovered. Within this general target, and with the same time limit, between 25 % as a minimum and 45 % as a maximum by weight of the totality of packaging materials contained in packaging waste will be recycled with a minimum of 15 % by weight for each packaging material.	- Again, while this directive dictates national legislation, the Local Plan itself can play an important role in controlling or providing a basis for better waste management. - These targets are incorporated in national legislation – so Local Plan must adhere to them as appropriate.
Drinking Water Directive (98/83/EC)		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Provides for the quality of drinking water.	Standards are legally binding.	Local Plan should recognise that development can impact upon water quality and include policies to protect the water resources. SA Framework should consider objectives relating to water quality
EU Directive on the Landfill of Waste (99/31/EC)		
Sets out requirements to ensuring that where landfilling takes place the environmental impacts are understood and mitigated against.	By 2006 biodegradable municipal waste going to landfills must be reduced to 75% of the total amount (by weight) of biodegradable municipal waste produced in 1995 or the latest year before 1995 for which standardised Eurostat data is available.	Local Plan should take into consideration landfilling with respect to environmental factors. SA Objectives should include priorities to minimise waste, increased recycling and re-use.
EU Water Framework Directive (2000/60/EC)		
Establishes a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which: - Prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems; - Promotes sustainable water use based on a long-term protection of available water resources; - Aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances; - Ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and Contributes to mitigating the effects of floods and droughts.	The achievement of "good status" for chemical and biological river quality. Production of River Basin Management Plans.	- The Local Plan policies should consider how the water environment can be protected and enhanced. This will come about through reducing pollution and abstraction. - SA Framework should consider effects upon water quality and resource. Protection and enhancement of water courses can also come about through physical modification. Spatial planning will need to consider whether watercourse enhancement can be achieved through working with developers.
European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)		
The SEA Directive provides the following requirements for consultation: Authorities which, because of their environmental responsibilities, are likely to be concerned with the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. These authorities are designated in the SEA Regulations	Directive contains no formal targets.	Directive sets the basis for SEA as a whole and therefore indirectly covers all objectives.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
as the Consultation Bodies (Consultation Authorities in Scotland). - The public and the Consultation Bodies must be consulted on the draft plan or programme and the Environmental Report, and must be given an early and effective opportunity within appropriate time frames to express their opinions. - Other EU Member States must be consulted if the plan or programme is likely to have significant effects on the environment in their territories. The Consultation Bodies must also be consulted on screening determinations on whether SEA is needed for plans or programmes under Article 3(5), i.e. those which may be excluded if they are not likely to have significant environmental effects.		
EU Directive 2002/91/EC (2002) on the Energy Performance of Buildings		
The European Union Energy Performance of Buildings Directive was published in the Official Journal on the 4th January 2003. The overall objective of the Directive is to <i>promote the improvement of energy performance of buildings within the Community taking into account outdoor climate and local conditions as well as indoor climate requirements and cost effectiveness.</i> The Directive highlights how the residential and tertiary sectors, the majority of which are based in buildings, accounts for 40% of EU energy consumption.	It aims to reduce the energy consumption of buildings by improving efficiency across the EU through the application of minimum requirements and energy use certification.	The Directive will help manage energy demand and thus reduce consumption. As a result, it should help reduce greenhouse gas emissions, and ensure future energy security.
EU (2002) Environmental Noise Directive (Directive 2002/49/EC)		
The underlying principles of the Directive are similar to those underpinning other overarching environment policies (such as air or waste), i.e.: - Monitoring the environmental problem; by requiring competent authorities in Member States to draw up "strategic noise maps" for major roads, railways, airports and agglomerations, using harmonised noise indicators Lden (day-evening-night equivalent level) and Lnight (night equivalent level). These maps will be used to assess the number of people annoyed and sleep-disturbed respectively throughout Europe; - Informing and consulting the public about noise exposure, its effects, and the measures considered to	No targets or indicators, leaving issues at the discretion of the competent authorities.	The Local Plan will need to have regard to the requirements of the Environmental Noise Directive. The SA Framework should include criteria for the protection against excessive noise.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
address noise, in line with the principles of the Aarhus Convention; Addressing local noise issues by requiring competent authorities to draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good. The directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities; Developing a long-term EU strategy, which includes objectives to reduce the number of people affected by noise in the longer term, and provides a framework for developing existing Community policy on noise reduction from source. With this respect, the Commission has made a declaration concerning the provisions laid down in Article 1.2 with regard to the preparation of legislation relating to sources of noise.		
Bathing Waters Directive 2006/7/EC		
Sets standards for the quality of bathing waters in terms of: - the physical, chemical and microbiological parameters; - the mandatory limit values and indicative values for such parameters; and the minimum sampling frequency and method of analysis or inspection of such water.	Standards are legally binding.	Local Plan should recognise that development can impact upon water quality and include policies to protect water resources. SA Framework should consider objectives relating to water quality
Renewed EU Sustainable Development Strategy (2006)		
In June 2001, the first European sustainable development strategy was agreed by EU Heads of State. The Strategy sets out how the EU can meet the needs of present generations without compromising the ability of future generations to meet their needs. The Strategy proposes headline objectives and lists seven key challenges: - Climate change and clean energy; - Sustainable transport; - Sustainable consumption and production; - Conservation and management of natural resources; - Public health; - Social inclusion, demography and migration; and Global poverty.	The overall objectives in the Strategy are to: - Safeguard the earth's capacity to support life in all its diversity, respect the limits of the planet's natural resources and ensure a high level of protection and improvement of the quality of the environment. Prevent and reduce environmental pollution and promote sustainable consumption and production to break the link between economic growth and environmental degradation; - Promote a democratic, socially inclusive, cohesive, healthy, safe and just society with respect for fundamental rights and cultural diversity that creates equal opportunities and combats discrimination in all its forms; - Promote a prosperous, innovative, knowledge-rich, competitive and eco-efficient economy which provides	The Local Plan should aim to create a pattern of development consistent with the objectives of the Strategy and in turn promote sustainable development.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	high living standards and full and high-quality employment throughout the European Union; and Encourage the establishment and defend the stability of democratic institutions across the world, based on peace, security and freedom. Actively promote sustainable development worldwide and ensure that the European Union's internal and external policies are consistent with global sustainable development and its international commitments.	
Floods Directive 2007/60/EC		
Aims to provide a consistent approach to managing flood risk across Europe.	The approach is based on a 6 year cycle of planning which includes the publication of Preliminary Flood Risk Assessments, hazard and risk maps and flood risk management plans. The Directive is transposed into English law by the Flood Risk Regulations 2009.	Local Plan should recognise that development can impact vulnerability to flooding and increase risk due to climate change. SA Framework should consider objectives relating to flood risk.
EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)		
The Directive provides that most of existing legislation be merged into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives. Relevant objectives include: Maintain ambient air quality where it is good and improve it in other cases; and Maintain ambient-air quality where it is good and improve it in other cases with respect to sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead.	No targets or indicators. Includes thresholds for pollutants.	Local Plan policies should consider the maintenance of good air quality and the measures that can be taken to improve it through, for example, an encouragement to reduce vehicle movements. SA Framework should include objectives relating to air quality.
EU Directive on the Conservation of Wild Birds (79/409/EEC)		
Identifies 181 endangered species and sub-species for which the Member States are required to designate Special Protection Areas. Makes it a legal requirement that EU countries make provision for the protection of birds. This includes the selection and designation of Special Protection Areas.	Target Actions include: - Creation of protected areas; - Upkeep and management; and - Re-establishment of destroyed biotopes.	- Local Plan should include policies to protect and enhance wild bird populations, including the protection of SPAs. - SA Framework should consider objectives to protect and enhance biodiversity including wild birds.
EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments		
Directive seeks to conserve natural habitats. Conservation of natural habitats requires member states to identify special areas of conservation and to maintain, where necessary landscape features of importance to wildlife and flora.	There are no formal targets or indicators.	Local Plan policies should seek to protect landscape features of habitat importance. SA Framework objectives should include priorities for the protection of landscape features for ecological benefit.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The amendments in 2007: - simplify the species protection regime to better reflect the Habitats Directive; - provide a clear legal basis for surveillance and monitoring of European protected species (EPS); - toughen the regime on trading EPS that are not native to the UK; ensure that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit.		
EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended)		
Seeks to prevent and to reduce the production of waste and its impacts. Where necessary waste should be disposed of without creating environmental problems Seeks to protect the environment and human health by preventing or reducing the adverse impacts of the generation and management of waste and by reducing overall impacts of resource use and improving the efficiency of such use.	Promotes the development of clean technology to process waste, promoting recycling and re-use. The Directive contains a range of provision including: - The setting up of separate collections of waste where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors – including by 2015 separate collection for at least paper, metal, plastic and glass. - Household waste recycling target – the preparing for re-use and the recycling of waste materials such as at least paper, metal, plastic and glass from households and possibly other origins as far as these waste streams are similar to waste from households, must be increased to a minimum of 50% by weight by 2020. Construction and demolition waste recovery target – the preparing for re-use, recycling and other material recovery of non-hazardous construction and demolition waste must be increased to a minimum of 70% by weight by 2020.	Local Plan policies should seek to minimise waste, and the environmental effects caused by it. Policies should promote recycling and re-use. SA Objectives should include priorities to minimise waste, increased recycling and re-use.
EU (2009) Renewable Energy Directive (2009/28/EC)		
This Directive establishes a common framework for the use of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport. It encourages energy efficiency, energy consumption from renewable sources and the improvement of energy supply	Each Member State to achieve a 10% minimum target for the share of energy from renewable sources by 2020	- The Local Plan should contribute towards increasing the proportion of energy from renewable energy sources where appropriate. - The SA assessment framework should include consideration of use of energy from renewable energy sources.
EU Biodiversity Strategy to 2020 – towards implementation		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The European Commission has adopted an ambitious new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020. - The strategy provides a framework for action over the next decade and covers the following key areas: - Conserving and restoring nature; - Maintaining and enhancing ecosystems and their services; - Ensuring the sustainability of agriculture, forestry and fisheries; - Combating invasive alien species; Addressing the global biodiversity crisis.	There are six main targets, and 20 actions to help Europe reach its goal. The six targets cover: 1. Full implementation of EU nature legislation to protect biodiversity 2. Better protection for ecosystems, and more use of green infrastructure 3. More sustainable agriculture and forestry 4. Better management of fish stocks 5. Tighter controls on invasive alien species 6. A bigger EU contribution to averting global biodiversity loss	The Local Plan should seek to protect and enhance biodiversity.
European Union (2015) Invasive Alien Species Regulation (1143/2014/EU)		
This Regulation seeks to address the problem of invasive alien species in a comprehensive manner in order to protect native biodiversity and ecosystem services, as well as to minimize and mitigate the human health or economic impacts that these species can have.	No targets or indicators	The SEA assessment framework should include guide questions relating to invasive species.
The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)		
The Convention for the protection of the architectural heritage of Europe is a legally binding instrument which set the framework for an accurate conservation approach within Europe. The following objectives are identified: - Support the idea of solidarity and cooperation among European Parties, in relation to heritage conservation. - It includes principles of "conservation policies" within the framework of European cooperation. Strengthen and promote policies for the conservation and development of cultural heritage in Europe.	No specific target identified.	- Local Plan policies should ensure that the historic environment is conserved and enhanced. - The SA Framework should include objectives relating to conservation and enhancement of the historic environment.
The European Convention on the Protection of Archaeological Heritage (Valetta Convention)		
This Convention aims to protect the European archaeological heritage as a source of European collective memory and as an instrument for historical and scientific study.	No specific target identified.	Local Plan policies should ensure that the historic environment is conserved and enhanced.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
		The SA Framework should include objectives relating to conservation and enhancement of the historic environment.
The Paris Agreement (2016)		
The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change. To reach these ambitious goals, appropriate financial flows, a new technology framework and an enhanced capacity building framework will be put in place, thus supporting action by developing countries and the most vulnerable countries, in line with their own national objectives.	No targets or indicators	- The Local Plan should aim to reduce emissions. - The SA assessment framework should include greenhouse gas emissions.
UNESCO World Heritage Convention (1972)		
The World Heritage Convention sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them. By signing the Convention, each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage. The States Parties are encouraged to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community.	No specific target identified.	- Local Plan policies should ensure that the historic environment is conserved and enhanced. - The SA Framework should include objectives relating to conservation and enhancement of the historic environment.
UNFCCC (1997) The Kyoto Protocol to the UNFCCC		
The Kyoto Protocol to the UNFCCC established the first policy that actively aims to reduce greenhouse gas emissions by industrialised countries.	Construction is a significant source of greenhouse gas emissions due to the consumption of materials and use of energy. The Kyoto Protocol aimed to reduce greenhouse gas emissions of the UK by 12.5%, compared to 1990 levels, by 2008 – 2012.	The Kyoto Protocol is influential to achieving sustainable development as it encourages transition to a low carbon economy. Therefore it is an integral factor in planning documents.
World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report)		
The Brundtland Report is concerned with the world's economy and its environment. The objective is to provide an expanding and sustainable economy while protecting a sustainable environment. The Report was a call by the United Nations:	The report issued a multitude of recommendations with the aim of attaining sustainable development and addressing the problems posed by a global economy that is intertwined with the environment.	The Brundtland Report provided the original definition of sustainable development. The accumulated effect of the SA objectives seek to achieve sustainable development.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
- to propose long-term environmental strategies for achieving sustainable development by the year 2000 and beyond; - to recommend ways concern for the environment may be translated into greater co-operation among countries of the global South and between countries at different stages of economical and social development and lead to the achievement of common and mutually supportive objectives that take account of the interrelationships between people, resources, environment, and development; - to consider ways and means by which the international community can deal more effectively with environment concerns; and - to help define shared perceptions of long-term environmental issues and the appropriate efforts needed to deal successfully with the problems of protecting and enhancing the environment, a long term agenda for action during the coming decades, and aspirational goals for the world community.		
The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)		
The Commitments had the following focus: - Sustainable consumption and production patterns. - Accelerate the shift towards sustainable consumption and production - 10-year framework of programmes of action; Reverse trend in loss of natural resources. - Renewable Energy and Energy efficiency. - Urgently and substantially increase [global] share of renewable energy. - Significantly reduce rate of biodiversity loss by 2010.	No targets or indicators, however actions include: - Greater resource efficiency; - Support business innovation and take-up of best practice in technology and management; - Waste reduction and producer responsibility; and - Sustainable consumer consumption and procurement. Create a level playing field for renewable energy and energy efficiency. - New technology development; - Push on energy efficiency; - Low-carbon programmes; and - Reduced impacts on biodiversity.	- The Local Plan can encourage greater efficiency of resources. Ensure policies cover the action areas. - The Local Plan can encourage renewable energy. Ensure policies cover the action areas. - The Local Plan can protect and enhance biodiversity. Ensure policies cover the action areas.
National Plans and Programmes		
Clean Growth Strategy (BEIS, 2017)		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
In the context of the UK's legal requirements under the Climate Change Act, our approach to reducing emissions has two guiding objectives: 1. To meet our domestic commitments at the lowest possible net cost to UK taxpayers, consumers and businesses. 2. To maximise the social and economic benefits for the UK from this transition.	Undergoing consultation so does not include fixed targets, however it discusses options for a number of sectors including: • Improving business and industry efficiency; • Improving our homes; • Shifting to low carbon transport; • Delivering clean, smart, flexible power; • Enhancing the benefits of natural resources; and Leading in the public sector.	Local plan policies should seek to promote low carbon growth.
National Planning Policy Framework (DCLG, 2012)		
CLG (2012) National Planning Policy Framework (NPPF)	CLG (2012) National Planning Policy Framework (NPPF)	CLG (2012) National Planning Policy Framework (NPPF)
NPPF – Biodiversity, Geodiversity & Soil	The NPPF sets out 12 core planning principles for plan and decision making, including: 'Conserving and enhancing the natural environment'. The planning system should contribute and enhance the natural and local environment by: • Protecting and enhancing valued landscapes, geological conservation interests and soils; • Recognising the wider benefits of ecosystem services; • Minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures; • Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; • Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Plans and decisions should encourage effective use of brownfield sites and take into account the economic benefits of agricultural land when assessing development, seeking to utilise areas of poorer quality land. Local planning authorities should plan positively for creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Planning and decision making should occur at a landscape scale across local authority boundaries and assess noise, air and light pollution,	SA Framework should include objectives which seek to protect geological sites and improve biodiversity.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	considering cumulative impacts. Local planning authorities should protect and enhance biodiversity specifically regarding priority species/habitats, protected sites and potential/proposed/possible protected sites.	
NPPF – Landscape	The NPPF sets out 12 core planning principles for plan and decision making, including: 'Conserving and enhancing the natural environment'. The planning system should contribute and enhance the natural and local environment by: - Protecting and enhancing valued landscapes, geological conservation interests and soils; - Recognising the wider benefits of ecosystem services; - Minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures; - Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; - Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Plans and decisions should encourage effective use of brownfield sites and take into account the economic benefits of agricultural land when assessing development, seeking to utilise areas of poorer quality land. Local planning authorities should plan positively for creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Planning and decision making should occur at a landscape scale across local authority boundaries and assess noise, air and light pollution, considering cumulative impacts. Local planning authorities should protect and enhance biodiversity specifically regarding priority species/habitats, protected sites and potential/proposed/possible protected sites.	SA Framework should include objectives which seek to protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets.
NPPF – Cultural Environment	One of the NPPF's 12 core planning principles for plan and decision making is the conservation and enhancement of the historic environment. Local planning authorities are required to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments,	SA Framework should include objectives which seek to conserve and enhance historic environment assets.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. Proposals that preserve the setting, reveal the significance of the asset or make a positive contribution should be treated favourably.	
NPPF – Water	Among the NPPF's core principles are 'conserving and enhancing the natural environment' and 'meeting the challenge of climate change, flooding and coastal change'; In fulfilling these objectives, the planning system should contribute to and enhance the natural and local environment by: preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by: • applying the Sequential Test; • if necessary, applying the Exception Test; • safeguarding land from development that is required for current and future flood management;	• SA Framework should include objectives which aim to maintain quality of water and reduce the risk of flooding.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	using opportunities offered by new development to reduce the causes and impacts of flooding; and where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.	
NPPF – Climate Change	One of the core principles of the NPPF is meeting the challenge of climate change, flooding and coastal change and encourages the adoption of proactive strategies to mitigate and adapt to climate change in line with the objectives and provisions of the Climate Change Act 2008, taking full consideration of flood risk, coastal change and water supply and demand. The NPPF also supports low carbon future by helping to increase the use of renewable and low carbon sources in line with the National Policy Statement for Renewable Energy Infrastructure. It seeks to ensure that all types of flood risk are taken into account over the long term at the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.	SA Framework should include objectives which seek to reduce the causes and impacts of climate change. SA Framework should include objectives which seek to ensure the prudent use of natural resources and the sustainable management of existing resources.
NPPF – Air Quality	Sets out that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.	SA Framework should include objectives which seek to improve air quality.
NPPF – Minerals and Waste	One of the core principles of the NPPF is facilitating the sustainable use of minerals. Policy guidance suggests the need to: Identify policies for existing and new sites of national importance, the definition of Mineral Safeguarding Areas so that locations of mineral sources are not sterilised by other developments, safeguarding of existing and planned mineral infrastructure (rail links, wharfage, storage, processing etc), environmental criteria to ensure there is not an unacceptable environmental impact and policies for reclaiming land and site aftercare.	SA Framework should include objectives which seek to reduce the quantity of minerals extracted and imported. SA Framework should include objectives which seek to reduce the generation and disposal of waste and for its sustainable management.
NPPF – Economy	One of the NPPF's core planning principles for plan and decision making is building a strong competitive economy. The NPPF highlights the Government's commitment to securing economic growth to create jobs and prosperity, ensuring the planning system does everything it can to	SA Framework should include objectives which seek for the City Area to achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	support sustainable economic growth. Local planning authorities are required to proactively meet development needs recognising potential barriers to invest (including infrastructure, housing and services) and regularly review land allocations. Economic growth in rural areas should be supported to create jobs and sustainable new developments, including expansion of all types of businesses, diversification of agriculture, supporting tourism and retention of local services. In drawing up local plans, local authorities should; • Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; • Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; • Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances; • Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; • Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.	
NPPF – Housing	Two of the NPPF's core principles is the delivery of a wide choice of high quality homes and requiring good design. Local planning authorities are required to significantly boost the supply of housing through: • For market and affordable housing, illustrating the expected rate of housing delivery through a housing trajectory and set out a strategy • Meeting the needs of the market • Identifying accessible sites for 5, 6-10 and 11-15 years' worth of housing/growth.	SA Framework should include objectives which encourage the availability and affordability of housing to everyone.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	• Deliver high quality housing, widen opportunities for home ownership and create sustainable inclusive and mixed communities. • Making allowance for windfall sites on the basis that such sites are consistently available. • Resisting inappropriate development of residential gardens. • Avoid isolated country homes unless they were truly outstanding or innovative in design or enhance the surroundings. Sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies and decisions should aim to ensure that developments: • Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; • Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; • Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; • Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; • Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and Are visually attractive as a result of good architecture and appropriate landscaping.	
NPPF - Health	Amongst the planning principles of the NPPF is the promotion of healthy communities. The framework sets out open space, sport and recreation considerations for neighbourhood planning bodies which include an assessment of needs and opportunities; setting local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and	SA Framework should include objectives which promote healthy communities and healthy living

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	recreational facilities; and planning obligations. Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances.	
NPPF – Transport & Accessibility	Amongst the 12 planning principles of the NPPF are: Promoting sustainable transport; Support sustainable transport development including infrastructure, large scale facilities, rail freight, roadside facilities, ports and airports. Protecting and exploiting opportunities for sustainable transport modes, including designing and locating developments to maximise sustainable modes and minimise day to day journey lengths.	SA Framework should include objectives which seek to reduce road traffic and its impacts and promote sustainable modes of transport.
NPPF – Quality of Life	The NPPF argues that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Local policies and decisions should therefore promote: - Safe and accessible environments and developments. - Opportunities for members of the community to mix and meet. - Plan for development and use of high quality shared public space. - Guard against loss of facilities. - Ensure established shops can develop in a sustainable way - Ensure integrated approach to housing and community facilities and services. Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances. The framework sets out open space, sport and recreation considerations for neighbourhood planning bodies These include an assessment of needs and opportunities; setting local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and recreational facilities; and planning obligations.	SA Framework should include objectives which seek to improve the quality of life for those living and working within the City Area.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Planning Policy for Traveller Sites (DCLG 2014 updated August 2015))		
This document sets out the Government's planning policy for Traveller sites. It identifies the following aims: - that local planning authorities should make their own assessment of need for the purposes of planning - to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites - to encourage local planning authorities to plan for sites over a reasonable timescale - that plan-making and decision-taking should protect Green Belt from inappropriate development - to promote more private Traveller site provision while recognising that there will always be those Travellers who cannot provide their own sites - that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective - for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies - to increase the number of Traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply - to reduce tensions between settled and Traveller communities in planmaking and planning decisions - to enable provision of suitable accommodation from which Travellers can access education, health, welfare and employment infrastructure for local planning authorities to have due regard to the protection of local amenity and local environment.	No formal targets are identified.	- SA Framework should include a specific guide question relating to provision for Travellers. - The policy requires that local planning authorities should, in preparing their local plan: - identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; - identify a supply of specific, developable sites, or broad locations for growth, for years 6 to10 and, where possible, for years 11-15; - consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries); - relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density; and - protect local amenity and environment.
Planning Practice Guidance (DCLG 2014)		
Planning Practice Guidance is designed to support the NPPF. It reflects the objectives of the NPPF which are not repeated here.	No formal targets identified.	- The Local Plan should reflect the Planning Practice Guidance. - The SA Framework should reflect the principles of the NPPF and the Planning Practice Guidance.
DCLG (2014) National Planning Policy for Waste		
This document sets out detailed waste planning policies for local authorities. States that planning authorities need to:	The overall objective of the document is to work towards a more sustainable and efficient approach to resource use and management. Planning plays a pivotal role e.g. by ensuring	The Local Plan should consider opportunities to reduce waste and encourage recycling and composting e.g. integration of

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
- Use a proportionate evidence base in preparing Local Plans - Identify sufficient opportunities to meet the identified needs of their area for the management of waste streams - Identifying suitable sites and areas	the design and layout of new development and other infrastructure complements sustainable waste management.	recycling and composting facilities into new development and use of recycled materials in new buildings. SA Framework should consider objectives which relate to re-use, recycle and reduce.
Written Statement on Sustainable Drainage Systems (DCLG 2014)		
This statement sets out that it is the Government's expectation that sustainable drainage systems will be provided in new developments wherever this is appropriate.	No specific targets identified.	The Local Plan should reflect the Government's commitment to sustainable drainage systems.
Fixing our broken housing market (DCLG, 2017)		
The White Paper makes the following proposals as 'step 1': - Making sure every part of the country has an up-to-date, sufficiently ambitious plan so that local communities decide where development should go; - Simplifying plan-making and making it more transparent, so it's easier for communities to produce plans and easier for developers to follow them; - Ensuring that plans start from an honest assessment of the need for new homes, and that local authorities work with their neighbours, so that difficult decisions are not ducked; - Clarifying what land is available for new housing, through greater transparency over who owns land and the options held on it; - Making more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements; - Maintaining existing strong protections for the Green Belt, and clarifying that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements; - Giving communities a stronger voice in the design of new housing to drive up the quality and character of new development, building on the success of neighbourhood planning; and	No formal targets.	The SA framework should consider settings objectives to facilitate new housing.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Making better use of land for housing by encouraging higher densities, where appropriate, such as in urban locations where there is high housing demand; and by reviewing space standards.		
Planning for the Right Homes in the Right Places (DCLG, 2017)		
This document provides further detail in relation to a number of areas of concern raised by the Housing White Paper. It provides proposals for a number of areas including: - Proposed approach to calculating the local housing need - Statement of common ground - Planning for a mix of housing needs - Neighbourhood Planning	No formal targets.	The SA framework should consider setting objectives to facilitate new housing.
Department for Culture, Media & Sport (2013) <i>Scheduled Monuments & Nationally Important but Non-Scheduled Monuments</i>		
This policy statement sets out Government policy on the identification, protection, conservation and investigation of nationally important ancient monuments, under the provisions of the Ancient Monuments and Archaeological Areas Act 1979. It includes principles relating to the selection of scheduled monuments and the determination of applications for scheduled monument consent.	No target or indicators.	The SEA assessment framework should include specific objectives relating to cultural heritage
Sporting Future: A New Strategy for an Active Nation (DCMS, 2015)		
The key objectives set out within the Strategy are: - maximising international and domestic sporting success and the impact of major events - more people from every background regularly and meaningfully taking part in sport and physical activity, volunteering and experiencing live sport; and a more productive, sustainable and responsible sport sector	The strategy includes 23 key performance indicators covering a range of factors. Those of particular relevance for the Local Plan are: - KPI 1 – Increase in percentage of the population taking part in sport and physical activity at least twice in the last month; - KPI 2 – Decrease in percentage of people physically inactive (KPI 1 and 2 from Active Lives survey); - KPI 3 – Increase in the percentage of adults utilising outdoor space for exercise/ health reasons (MENE survey); and KPI 18 - Percentage of publicly owned facilities with under-utilised capacity (through revised National Benchmarking Service).	This plan will be relevant in the development of sport and cycle route type facilities and should be considered in the early stage of development.
The Culture White Paper (DCMS, 2016)		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The White Paper is structured around four core themes: - everyone should enjoy the opportunities culture offers, no matter where they start in life; - the riches of our culture should benefit communities across the country; - the power of culture can increase our international standing; and - cultural investment, resilience and reform.	The White Paper includes a broad variety of indicators against the four core themes. Those of most relevance are: - increase culture at the heart of local plans; - increase in heritage-led regeneration; and - reduction in number of 'at risk' heritage sites	The SA Framework should include objectives which take into account the White Paper's principles.
Home to School Travel and Transport Guidance (Department for Education 2014)		
This guidance relates to home to school travel and transport, and sustainable travel. The guidance seeks to: - Promote the use of sustainable travel and transport. - Make transport arrangements for all eligible children.	No specific targets identified although minimum travel distances are identified.	- The Local Plan should promote sustainable travel and transport. - The SA Framework should include SA objectives and/or guide questions relating to the promotion of sustainable travel and transport.
DfE Strategy 2015 – 2020: World Class Education and Care (DfE, 2016)		
This strategy is base around the following twelve strategic principles: 1. Recruit, develop, support and retain teachers 2. Strengthen school and system leadership 3. Drive sustainable school improvement 4. Embed clear and intelligent accountability 5. Embed rigorous standards, curriculum and assessment 6. Ensure access to quality places where they are needed 7. Deliver fair and sustainable funding 8. Reform 16-19 skills 9. Develop early years strategy 10. Strengthen children's social care 11. Support and protect vulnerable children 12. Build character and resilience	No specific targets identified.	The Local Plan should reflect the principles set out in this Planning Statement where appropriate. The SA Framework should include objectives and/or guide questions relating to educational provision.
Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Defra, 2007)		
The Strategy: - sets out a way forward for work and planning on air quality issues; - sets out the air quality standards and objectives to be achieved; - introduces a new policy framework for tackling fine particles; and	The Air Quality Strategy sets out objectives for a range of pollutants that have not been reproduced here due to space constraints.	The Local Plan should take account of the Air Quality Strategy where there are likely to be issues relating to air quality

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.		
Safeguarding our Soils – A Strategy for England (Defra, 2009)		
The Strategy is underpinned by the following vision: By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations. Achieving this vision will mean that: - agricultural soils will be better managed and threats to them will be addressed; - soils will play a greater role in the fight against climate change and in helping us to manage its impacts; - soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and Pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with.	No further targets identified.	- The Local Plan should seek to protect soil quality where appropriate. - The SA Framework should include an objective/guide question relating to the effects of policies/proposals on soils.
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (Defra, 2011)		
The Strategy is designed to help to deliver the objectives set out in the Natural Environment White Paper.	The Strategy includes the following priorities: - Creating 200,000 hectares of new wildlife habitats by 2020 - Securing 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition - Encouraging more people to get involved in conservation by supporting wildlife gardening and outdoor learning programmes Introducing a new designation for local green spaces to enable communities to protect places that are important to them	Develop policies that support the vision emphasising biodiversity.
Natural Environment White Paper: The Natural Choice - Securing the Value of Nature (Defra, 2011)		
The Natural Environment White paper sets out the Government's plans to ensure the natural environment is	The White Paper sets out four key aims: (i) protecting and improving our natural environment;	Develop policies that support the vision emphasising biodiversity.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
protected and fully integrated into society and economic growth.	(ii) growing a green economy; (iii) reconnecting people and nature; and (iv) international and EU leadership, specifically to achieve environmentally and socially sustainable economic growth, together with food, water, climate and energy security and to put the EU on a path towards environmentally sustainable, low-carbon and resource-efficient growth, which is resilient to climate change, provides jobs and supports the wellbeing of citizens.	
UK Post 2010 Biodiversity Framework (Defra, 2012)		
The Framework is to set a broad enabling structure for action across the UK between now and 2020: <i>i.</i> To set out a shared vision and priorities for UK- scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute; <i>ii.</i> To identify priority work at a UK level which will be needed to help deliver the Aichi targets and the EU Biodiversity Strategy <i>iii.</i> To facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work; and To streamline governance arrangements for UK- scale activity	The Framework sets out 20 new global 'Aichi targets' under 5 strategic goals - Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society - Reduce the direct pressures on biodiversity and promote sustainable use - To improve the status of biodiversity by safeguarding ecosystems species and genetic diversity - Enhance the benefits to all from biodiversity and ecosystem services - Enhance implementation through participatory planning, knowledge management and capacity building	- Local Plan policies should seek to protect biodiversity - The SA Framework should ensure that the objectives of biodiversity conservation and enhancement are taken into consideration.
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)		
This Programme contains a mix of policies and actions to help adapt successfully to future weather conditions, by dealing with the risks and making the most of the opportunities. It sets out a number of objectives, including: - To provide a clear local planning framework to enable all participants in the planning system to deliver sustainable new development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change. - To increase the resilience of homes and buildings by helping people and communities to understand what a changing climate could mean for them and to take action to become resilient to climate risks.	The Programme identifies a number of actions although no formal targets are identified.	- Local Plan proposals should seek to adapt to the effect of climate change. - The SA Framework should include an objective/guide question relating to climate change adaptation.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
To ensure infrastructure is located, planned, designed and maintained to be resilient to climate change, including increasingly extreme weather events.		
Government Response to the Committee on Climate Change (HM Government, 2015)		
In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response	In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response	In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response
Waste Management Plan for England (Defra, 2013)		
Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. The document includes measures to: • Encourage reduction and management of packaging waste • Promote high quality recycling • Encourage separate collection of bio-waste Promote the re-use of products and preparing for re-use activities	The Plan seeks to ensure that by 2020 at least 50% of weight waste from households is prepared for re-use or recycled and at least 70% by weight of construction and demolition waste is subject to material recovery.	Local Plan should consider opportunities to reduce waste and encourage recycling and composting
Government Forestry and Woodlands Policy Statement (Defra, 2013)		
The Policy Statement has the following three key objectives, in priority order: • Protecting the nation's trees, woodlands and forests from increasing threats such as pests, diseases and climate change, • Improving their resilience to these threats and their contribution to economic growth, people's lives and nature; • Expanding them to increase further their economic, social and environmental value	To achieve the objectives, Defra will: • Work with the Natural Capital Committee and the Office of National Statistics to develop a set of natural capital accounts for UK forestry and use this to develop a set of natural capital accounts for the Public Forest Estate, • Develop a woodland ecosystem market roadmap by summer 2013 to bring together actions by Government and our partners over the next 5 years to (a) build knowledge (b) develop wider networks of collaboration and expertise and (c) implement mechanisms and projects to demonstrate good practice; and • Work with other organisations and initiatives to support the further development of markets in forest carbon and other ecosystem services such as water and biodiversity	• The SA Framework should seek to protect woodland and enhance its value where practicable.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Defra (2017) Air Quality Plan for Nitrogen Dioxide (NO₂) in UK		
This plan sets out how the Government will improve air quality in the UK by reducing nitrogen dioxide emissions in towns and cities. The air quality plans set out targeted local, regional and national measures across 37 zone plans (areas which have identified air quality issues with nitrogen dioxide), a UK overview document and a national list of measures. Measures relate to freight, rail, sustainable travel, low emission vehicles and cleaner transport fuels, among others.	The plan identifies that Chelmsford is anticipated to meet its NO ₂ requirements for roads in 2018.	- The Local Plan should have regard to the air quality plans and specific local measures. - The SEA should consider the effects of the WRMP on air quality.
Managing Water Abstraction (2013 updated 2016)		
Sets out the Environment Agency's policies for managing surface and ground water abstraction licences and proposals to help recover resources where abstraction is unsuitable.	The aim of this document is to contribute to the sustainable management of water resources.	The Local Plan should take account of water abstraction as a key requirement of many developments.
National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)		
The objective of this strategy is to reduce the risk of flooding and coastal erosion and manage its consequences.	There are no formal targets or indicators.	The Objectives are relevant to the District and should be taken on board by the Local Plan.
Corporate Plan 2016-17 (Forestry Commission, 2016)		
The Corporate Plan includes the following objectives: - Nature - Our aim for delivering Nature benefits from the PFE2 is to increase the environmental contribution made by the forests and woodlands to the range of ecosystem services delivered and to protect and enhance its overall biodiversity and heritage value, at both the landscape and local level and - People - Our aim for delivering People benefits from the PFE is to improve access to the PFE and provide opportunities for communities to become involved with the PFE and take part in activities that improve quality of life, health and learning.	Key indicators include: - Number of high priority forest pests in the UK Plant Health Risk Register; and - Number of tree pests and diseases established in England in the last ten years.	The SA Framework should include objectives which relate to providing more equal access to opportunities, services and facilities for recreation.
Historic Environment Good Practice Advice in Planning Notes 1 to 3 (Historic England 2015)		
The purpose of these Good Practice Advice notes is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the	No specific targets identified.	- The Council should have regard to the Advice note in preparing the Local Plan. - The SA Framework should include objectives relating to conservation and enhancement of the historic environment.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
related guidance given in the National Planning Practice Guide (PPG).		
Ancient Monuments and Archaeological Areas Act (HM Government 1979)		
The Act defines sites that warrant protection as ancient monuments. They can be a Scheduled Ancient Monuments or "any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it".	No targets identified.	The SA framework should consider including objectives that protect and enhance the historic environment, including ancient monuments.
Wildlife and Countryside Act (HM Government, 1981)		
The main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: Site of Special Scientific Interest (SSSIs).	The main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: Site of Special Scientific Interest (SSSIs).	The main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: Site of Special Scientific Interest (SSSIs).
Planning (Listed Building and Conservation Areas) Act (HM Government ,1990)		
The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.	No targets identified.	The SA framework should consider including objectives that protect and enhance the historic environment, including listed buildings and conservations areas.
Countryside and Rights of Way Act (HM Government, 2000)		
This Act: - gives people greater freedom to explore open country on foot; - creates a duty for Highway Authorities and National Park Authorities to establish Local Access Forums; - provides a cut-off date of 1 January 2026 for the recording of certain rights of way on definitive maps and the extinguishment of those not so recorded by that date; - offers greater protection to wildlife and natural features, better protection for Sites of Special Scientific Interest (SSSIs) and more effective enforcement of wildlife legislation; and Protects Areas of Outstanding Natural Beauty with legislation similar to that for National Parks.	The Act seeks to protect sites of landscape and wildlife importance.	SA objectives should seek to protect areas of landscape and wildlife importance.
Sustainable Energy Act (HM Government ,2003)		

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The Act aims to promote sustainable energy development and use and report on progress regarding cutting the UK's carbon emissions and reducing the number of people living in fuel poverty.	Specific targets are set by the Secretary of State as energy efficiency aims.	The Act requires the encouragement and reporting on the UK's attempts to increase energy efficiency and renewable energy use. The SA Framework should include objectives relating to climate change and energy use.
Housing Act (HM Government, 2004 and revised 2006)		
The Act requires the energy efficiency of a building to be established and available as part of the Home Information Pack, part of the implementation of EU Directive 2002/91/EC.	Energy efficiency must be at least 20% greater in properties by 2010 than compared with 2000.	The Act requires greater energy efficiency in residential buildings. The SA Framework should include objectives relating to climate change and energy use.
Securing the Future – the UK Sustainable Development Strategy (HM Government, 2005)		
The Strategy has 5 guiding principles: • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance Using sound science responsibly alongside 4 strategic priorities: • Sustainable consumption and production • Climate change and energy • Natural resource protection and environmental enhancement Sustainable communities.	The Strategy contains a new set of indicators to monitor progress towards sustainable development in the UK. Those most relevant at the district level include: • Greenhouse gas emissions • Road freight (CO2 emissions and tonne km, tonnes and GDP) • Household waste (a) arisings (b) recycled or composted • Local environmental quality	• Consider how the Local Plan can contribute to Sustainable Development Strategy Objectives. Consider using some of the indicators to monitor the effects of the Local Plan and as basis for collecting information for the baseline review. • The SA Framework should reflect the guiding principles of the Strategy.
The Natural Environment and Rural Communities (NERC) Act (HM Government, 2006)		
The Act: • makes provision about bodies concerned with the natural environment and rural communities; • makes provision in connection with wildlife, Sites of Special Scientific Interest (SSSIs), National Parks and the Broads; • amends the law relating to rights of way; • makes provision as to the Inland Waterways Amenity Advisory Council; and • provides for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes.	The Act contains no formal targets.	SA objectives must consider the importance of conserving biodiversity and landscape features as set out in the Act.
The Climate Change Act 2008		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
This Act aims: - to improve carbon management and help the transition towards a low carbon economy in the UK; and - to demonstrate strong UK leadership internationally, signalling that the UK is committed to taking its share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at Copenhagen.	The Act sets: Legally binding targets - greenhouse gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in CO2 emissions of at least 26% by 2020, against a 1990 baseline. The 2020 target will be reviewed soon after Royal Assent to reflect the move to all greenhouse gases and the increase in the 2050 target to 80%. Further, the Act provides for a carbon budgeting system which caps emissions over five year periods, with three budgets set at a time, to set out our trajectory to 2050.	Act sets out a clear precedent for the UK to lead in responding to the threats climate change provides. The Local Plan and associated documents must ensure that greenhouse gases are reduced or minimised and that energy use comes increasingly from renewable sources.
The Planning Act (HM Government, 2008)		
Introduces a new system for nationally significant infrastructure planning, alongside further reforms to the Town and Country Planning system. A major component of this legislation is the introduction of an independent Infrastructure Planning Commission (IPC), to take decisions on major infrastructure projects (transport, energy, water and waste). To support decision-making, the IPC will refer to the Government's National Policy Statements (NPSs), which will provide a clear long-term strategic direction for nationally significant infrastructure development.	No key targets.	The Local Plan and associated documents should take into account any relevant National Policy Statements when published.
The UK Renewable Energy Strategy (HM Government, 2009)		
The Strategy sets out to: - Put in place the mechanisms to provide financial support for renewable electricity and heat worth around £30 billion between now and 2020; - Drive delivery and clear away barriers; - Increase investment in emerging technologies and pursue new sources of supply; and - Create new opportunities for individuals, communities and business to harness renewable energy.	A vision is set out in the document whereby by 2020: - More than 30% of our electricity is generated from renewables; 12% of our heat is generated from renewables; and 10% of transport energy is generated from renewables.	The SA Framework should include objectives which seek to provide support for renewable energy.
Flood and Water Management Act (HM Government, 2010)		
The Flood and Water Management Act 2010 makes provisions about water, including provision about the management of risks in connection with flooding and coastal erosion.	Those key targets related to water resources, include: - To widen the list of uses of water that water companies can control during periods of water shortage, and enable Government to add to and remove uses from the list. - To encourage the uptake of sustainable drainage systems by removing the automatic right to connect to	The SA should include criteria in relation to flood risk management.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	sewers and providing for unitary and county councils to adopt SUDS for new developments and redevelopments. - To reduce 'bad debt' in the water industry by amending the Water Industry Act 1991 to provide a named customer and clarify who is responsible for paying the water bill. - To make it easier for water and sewerage companies to develop and implement social tariffs where companies consider there is a good cause to do so, and in light of guidance that will be issued by the Secretary of State following a full public consultation.	
White Paper: Healthy Lives, Healthy People: Strategy for Public Health in England (HM Government ,2010)		
Aims to create a 'wellness' service (Public Health for England) and to strengthen both national and local leadership.	No formal targets.	- The Local Plan should support this plan through policy. - The SA should look at healthy issues and the way the site allocations will support these.
The Localism Act (HM Government, 2011)		
The Localism Bill includes five key measures that underpin the Government's approach to decentralisation. - Community rights; - Neighbourhood planning; - Housing; - General power of competence; Empowering cities and other local areas.	No key targets or indicators.	The Local Plan should take into consideration community involvement and enable communities to influence the decisions that affect their neighbourhoods and quality of life.
HM Government (2011) <i>Water for Life: White Paper</i>		
<i>Water for Life</i> describes a vision for future water management in which the water sector is resilient, in which water companies are more efficient and customer focused, and in which water is valued as the precious and finite resource it is. <i>Water for Life</i> includes several proposals for deregulating and simplifying legislation, to reduce burdens on business and stimulate growth. Ofwat's proposals for reducing its regulatory burdens complement these.	No target or indicators	- The Local Plan should ensure that future water management is resilient, efficient and customer focused - In order to ensure future water management is resilient SEA should consider resilience to climate change and should consider the human environment to ensure water companies remain customer focused.
HM Government (2011) Carbon Plan: Delivering our Low Carbon Future		
This sets out how the UK will achieve decarbonisation within the framework of energy policy:	No key targets.	The Local Plan should consider policies in term of access by low-carbon means and also the capacity for sites to use low carbon sources of energy.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
To make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers, particularly those in poorer households.		The SA needs to ensure that the plan is embracing the low carbon agenda and appropriate sustainability objectives are utilised to assess the plan's credentials in terms of a low carbon future and the impact it could have on climate change.
UK Marine Policy Statement (HM Government, 2011)		
The Marine Policy Statement (MPS) is the framework for preparing Marine Plans and taking decisions affecting the marine environment. It identifies the following objectives: - Promote sustainable economic development; - Enable the UK's move towards a low-carbon economy, in order to mitigate the causes of climate change; - Ensure a sustainable marine environment which promotes healthy, functioning marine ecosystems and protects marine habitats, species and our heritage assets; and Contribute to the societal benefits of the marine area, including the sustainable use of marine resources to address local social and economic issues.	No specific targets identified.	- The Local Plan should support the implementation of the MPS where possible. - The SA Framework should reflect the objectives of the MPS.
HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013		
The Community Infrastructure Level (CIL) is a charge which may be applied to new developments by local authorities. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.	No key targets.	- The Local Plan should make some reference to the possibility of a Charging Schedule, as per the regulations, including that adopted by Essex County Council. - The SA should make some reference to how proposed development will improve the social, economic and environmental issues that exist in areas that will accommodate housing.
Water Act 2014 (HM Government 2014)		
The provisions in the Act enable the delivery of Government's aims for a sustainable sector as set out in the Water White Paper in a way that this is workable and clear. This Act aims to makes steps towards reducing regulatory burdens, promoting innovation and investment, giving choice and better service to customers and enabling more efficient use of scarce water resources.	There are no formal targets or indicators.	The SA Framework should consider objectives seeking to protect and improve the quality of inland and coastal waters.
HM Government (2015) Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015		
The regulations implement provisions of the Water Framework Directive (Directive 2000/60/EC), the Environmental Quality Standards Directive (Directive 2008/105/EC) and the priority substances amendment of these directives (Directive	No targets or indicators	The SEA should include objectives relating to water quality, water resources, sustainable water use, and biodiversity.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
2013/39/EU). This includes directions for the classification of surface water and groundwater bodies, monitoring requirements, standards for ecological and chemical status of surface waters, and environmental quality standards for priority substances.		
HM Government (2016) <i>Environmental Permitting (England and Wales) Regulations 2016</i>		
The Regulations provide a consolidated system of environmental permitting in England and Wales, and transpose the provisions of 15 EU Directives. It provides a system for environmental permits and exemptions for industrial activities, mobile plant, waste operations, mining waste operations, water discharge activities, groundwater activities, flood risk activities and radioactive substances activities. It also sets out the powers, functions and duties of the regulators. Certain flood risk activities are now regulated under the Environmental Permitting Regulations, with environmental permits required for some activities. There are slight variations between England and Wales.	No targets or indicators	The Local Plan should accord with these Regulations.
The Government's Statement on the Historic Environment for England (HM Government, 2010)		
The Vision of the Statement is <i>"that the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation."</i> This vision is supported by six aims: 1 Strategic Leadership: Ensure that relevant policy, guidance, and standards across Government emphasize our responsibility to manage England's historic environment for present and future generations. 2 Protective Framework: Ensure that all heritage assets are afforded an appropriate and effective level of protection, while allowing, where appropriate, for well managed and intelligent change. 3 Local Capacity: Encourage structures, skills and systems at a local level which: promote early consideration of the historic environment; ensure that local decision makers have access to the expertise they need; and provide sufficiently skilled people to execute proposed changes to heritage assets sensitively and sympathetically. 4 Public Involvement: Promote opportunities to place people and communities at the centre of the designation and management of their local historic environment and to make	No key targets.	Local Plan policies should ensure the historic environment is utilised as both a learning resource and an economic asset, whilst ensuring it is sustained for future generations.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
use of heritage as a focus for learning and community identity at all levels. 5 Direct Ownership: Ensure all heritage assets in public ownership meet appropriate standards of care and use while allowing, where appropriate, for well managed and intelligent change. 6 Sustainable Future: Seek to promote the role of the historic environment within the Government's response to climate change and as part of its sustainable development agenda.		
The Conservation of Habitats and Species Regulations 2017 (HM Government, 2017)		
This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	The SA Framework should include objectives which seek to conserve the natural environment.
Five Year Forward View (NHS England, 2014)		
The NHS Five Year Forward View sets out a vision for the future of the NHS.	No specific targets identified.	- The Local Plan should promote health and wellbeing and help ensure the provision of adequate facilities and services. - The SA Framework should include a specific objective relating to human health.
Next Steps on the Five Year Forward View (NHS England, 2017)		
The NHS Five Year Forward View set out why improvements were needed on our triple aim of better health, better care, and better value. This Plan concentrates on what will be achieved over the next two years, and how the Forward View's goals will be implemented.	No specific targets identified.	- The Local Plan should promote health and wellbeing and help ensure the provision of adequate facilities and services. - The SA Framework should include a specific objective relating to human health.
Regional Plans and Programmes		
Essex and Suffolk Water (2014) Final Water Resources Management Plan		
Water companies in England and Wales are required to produce a Water Resources Management Plan that sets out how they aim to maintain water supplies over a 25-year period. The current Water Resources Management Plan was published in 2014. The Essex and Suffolk Water WRMP demonstrates how in the medium to long new resources intend to be developed, leakage tackled and sensible water use promoted through metering and water efficiency campaigns. The long term	The overall objective is to ensure sufficient water supplies for future generations especially in the face of climate change, housing growth and an increase in individual water use.	- The Local Plan should consider opportunities to reduce water use and increase water efficiency and take account of infrastructure requirements arising from new development. - SA Framework should consider objectives which seek to minimise the use of water and ensure the delivery of appropriate infrastructure to accommodate new development.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
strategy is to increase the robustness of the water resources network to climate change and reduce unsustainable abstractions.		
Water for people and the Environment: Water Resource Strategy – Regional Action Plan for Anglian Region (EA, 2009)		
The Strategy's vision for water resource "is for there to be enough water for people and the environment". "The management and use of water and land must be shown to be sustainable – environmentally, socially and economically. We require the right amount of good quality water for people, agriculture, commerce and industry and the environment". The Strategy has identified four actions which include: - Protecting the environment. - Driving water efficiency. - Ensuring resilience of water resources. - Sharing and development of water resources.	Document does not contain any targets	The Local Plan should ensure that water resources are used efficiently and the Plan contributes towards the objectives.
Environment Agency (2010) Essex and South Suffolk Shoreline Management Plan 2		
The SMP is an important part of the Department of Environment, Food and Rural Affairs (Defra) strategy for managing flooding and coastal erosion. This strategy has two key aims: - to reduce the threat of flooding and erosion to people and their property; and - to benefit the environment, society and the economy as far as possible, in line with the Government's 'sustainable development principles'. These are standards set by the UK Government, the Scottish Executive and Welsh Assembly Government for a policy to be sustainable, and they are as follows: - Living within environmental limits - Ensuring a strong, healthy and just society - Achieving a sustainable economy - Using sound science responsibly - Promoting good governance	No targets or indicators.	The Local Plan should seek to provide policies to help manage the shoreline across the Chelmsford City Council administrative area for the period up to 2036.
River Basin Management Plan Anglian River Basin District (Environment Agency, 2015)		
The River Basin Management Plan contains the following objectives/targets for the Anglian River Basin District:	No additional targets identified.	The Local Plan policies should consider how the water environment can be protected and enhanced. This will come about through reducing pollution and abstraction.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
- By 2015, 16 per cent of surface waters (rivers, lakes, estuaries and coastal waters) in this river basin district are going to improve for at least one biological, chemical or physical element, measured as part of an assessment of good status according to the Water Framework Directive. This includes an improvement of 1,700 km of the river network in relation to fish, phosphate, specific pollutants and other elements. - By 2015 19 per cent of surface waters will be at good ecological status/potential and 45 per cent of groundwater bodies will be at good status. In combination 20 per cent of all water bodies will be at good status by 2015.		SA Framework should consider effects upon water quality and resource.
River Basin District Flood Risk Management Plan Anglian River Basin District (Environment Agency, 2016)		
The Flood Risk Management Plan contains 20 objectives. These include: - Understanding Flood Risk and Working in Partnership - Community preparedness and resilience - Minimise community disruption - Adapting to coastal erosion - Avoid inappropriate development in areas of flood and coastal erosion - Reduce risk to life, and property - Maintain existing assets minimise the risk of flooding to residential properties - Continue river, watercourse and tidal defence maintenance - Reduce economic damage to non-residential properties - Maintain existing assets minimise the economic damage from flooding to non-residential properties - Contribute to achieving Water Framework Directive (WFD) objectives - Minimise the negative impacts of flooding to designated nature conservation Sites Minimise the negative impacts of flooding to designated heritage sites	No targets are included.	The SA framework should consider an objective to reduce flood risk.
The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011 (2016)		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The Plan sets out the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The document brings together the geographic and locational (although not site specific) aspects of the Mayor's other strategies – including those dealing with: • Transport • Economic Development • Housing • Culture • a range of social issues such as children and young people, health inequalities and food • a range of environmental issues such as climate change (adaptation and mitigation), air quality, noise and waste	The central projection in the Strategic Housing Market Assessment (SHMA) indicates that London will require between approximately 49,000 (2015-2036) and 62,000 (2015-2026) more homes a year. The Further Alterations to the London Plan proposes a minimum target of 42,000 additional homes per annum from 2015 to 2025.	• When considering housing provisions/targets the Local Plan should be mindful of the emerging new London Plan. The Local Plan should acknowledge that London provides employment opportunities for many residents in Chelmsford. • The Local Plan should acknowledge that London provides employment opportunities for many residents in Chelmsford.
The London Infrastructure Plan 2050 (2014 – consultation document)		
The Plan makes the case for new and improved infrastructure provision in London in order to support high levels of forecast population growth. The Plan identifies the types and quantum of infrastructure required, how much it will cost and how it can be funded and delivered. It also explores options for housing the Capital's rapidly growing population, including locations outside of London's existing boundaries.	Projections suggest London's population will reach 11.27 million at 2050, a 37% increase from 2011. Coupled with an historic backlog of infrastructure investment, this will create a number of challenges to London's infrastructure. These include: • Demand for public transport is likely to increase by 50% • Energy demand is expected to increase by 20% by 2050 • The demand for water is predicted to exceed supply by 2016 with a 21% deficit in supply by 2040 • Need for new hub airport capacity in London, as Heathrow is approaching capacity • Provision needed for a growing school age population, equivalent to 600 new schools and colleges, and • Around 49,000 new homes a year need to be provided.	• The Local Plan should acknowledge that London provides employment opportunities for many residents in Chelmsford.
Mid Essex CCG (2014) Five Year Strategy 2014-2019		
Our vision for Mid Essex is: 'Our communities working together to create innovative and sustainable local services delivering integrated first class health and social care for all' This vision will be delivered through: Our Key System Objectives • Resilient and engaged communities and citizens • Person-centred and integrated care • Appropriate use of and access to health and social care 7 days per week	Linked to our Vision, the CCG's overarching defining outcomes are: 1. Mid Essex residents to live a healthier and longer life 2. Mid Essex residents are supported to look after their health and wellbeing 3. Reduce inequalities in health for Mid Essex residents by narrowing the gap in life expectancy 4. Mid Essex residents will be provided with good quality, harm free and affordable healthcare	• The Local Plan should seek to work with and support the health status and needs of the local population. • The SA Framework should include objectives and / or guide questions relating to the health.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
- Improving patient experience and outcomes - Whole system financial sustainability Our Success Criteria - System objectives delivered - Key outcomes delivered - Quality and patient experience is good - Whole health and social care system financially stable by 18/19	5. Mid Essex residents who are frail and have a long term condition will receive integrated health and social care services that will reduce their need to utilise health and social care services 6. Mid Essex residents to be supported to access and use healthcare services appropriately	
Natural England (2015) Site Improvement Plan: Essex Estuaries		
Site Improvement Plans (SIPs) have been developed for each Natura 2000 site in England as part of the Improvement Programme for England's Natura 2000 sites (IPENS). Natura 2000 sites is the combined term for sites designated as Special Areas of Conservation (SAC) and Special Protected Areas (SPA).	No targets identified.	The Local Plan should seek to provide policies to support the Site Improvement Plan for the Essex Estuaries.
Woodlands for Life: Realising the Benefits of trees, woods and forests in the East of England (2011)		
Trees and woodland provide significant benefits to the social, economic and environmental fabric of East of England and have an increasingly important role in climate change mitigation and adaptation.	Includes a target of 250ha a year of new woodland in Essex from the UK Low Carbon Transition Plan.	The Local Plan needs to recognise the importance of making the best use of woodland, trees and forests which can: - Promote sustainable growth within environmental limits - Reduce greenhouse gas emissions - Adapt to impacts of climate change - Increase resource efficiency and reduce recourse use and waste - Conserve and restore the regions natural and built environment - Promote employment learning, skills and innovation
South East Local Enterprise Partnership (2017) Growth Deal Round 3		
The Economic Plan outlines the opportunities and challenges across the South East LEP area. It provides the economic context and outlines the LEP's approach to creating the conditions for growth across the following themes: - Building on our economic strengths - Boosting our productivity - Improving our skills - Building more houses and re-building confidence - Investing in our transport growth corridors/areas	The Economic Plan sets out the LEPs ambition to: - enable the creation of 200,000 sustainable private sector jobs over the decade to 2021, an increase of 11.4% since 2011; - complete 100,000 new homes by 2021, which will entail, over the seven years, increasing the annual rate of completions by over 50% by comparison with recent years; and, - lever investment totaling £10 billion, to accelerate growth, jobs and homebuilding.	- The Local Plan should support the delivery of the Strategic Economic Plan. - The SA Framework should include objectives/guide questions relating to the promotion of economic development, skills, investment in transport infrastructure and housing.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Round 3 funding includes a further £102m of government cash to help create jobs, support businesses and create new growth opportunities.		
Rural Strategy 2015 - 2021 (South East Local Enterprise Partnership, 2015)		
The Rural Strategy includes 9 objectives: • Provide support for rural businesses and businesses in rural areas • Optimise the growth and development of the Agri-tech, Agri-food and Forestry-tech sectors • Support the development of sustainable rural tourism • Support development and provision of enhanced levels of connectivity • Develop the skills of the rural workforce • Build 'community capital' in our dispersed communities, villages and market towns • Support development of a more efficient low carbon and sustainable rural economy • Safeguard our natural assets, heritage and quality of life. • Support sustainable development and planning to provide a sustainable future	The Rural Strategy does not include targets or indicators.	• The SA framework should consider effects on the rural economy.
Sub-Regional (County) Plans and Programmes		
North Essex Catchment Flood Management Plan Summary Report (2009)		
The aim of the CFMP is to "understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment". The CFMP "should be used to inform planning and decision-making by key stakeholders" such as the Environment Agency, regional/local authorities, internal drainage boards, transportation planners, land owners/managers, the public and local businesses.	• Chelmsford City Centre and residential areas are at risk from flooding from the three watercourses (Can, Chelmer and Wid). • Currently there are 366 properties at risk from the 1% annual probability river flood. • There are some agricultural land at risk and some parts of the A1016, A1099 and A138 at risk in the 1% annual probability river flood.	• The Local Plan should seek to minimise the risk of flooding and ensure properties which are at risk of flooding are able to adapt. The SA Framework should include objectives/guide questions which seek to reduce the risk of flooding.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The CFMP identifies the following objectives: - Where possible, flood risk should be managed by storing water on the floodplain upstream of Chelmsford. - Redevelopment of floodplain areas is an opportunity to increase their flood resilience. - Flood awareness plans will be used to manage the consequences of flooding.	There is a significant amount of mainly grade three agricultural land at risk in the 1% annual probability river flood.	
Essex Biodiversity Action Plan 2010-2020		
The overarching aim of the Biodiversity Action Plans is to "halt overall biodiversity loss, support healthy well-functioning ecosystems and establish more coherent ecological networks".	This Plan delivers a number of action plans which provide guidance for biodiversity works and relate to the 19 Priority Habitats of the Biodiversity 2020 Strategy, as well as the list of Priority Species and Habitats provided for in Section 41 of the Natural Environment and Rural Communities Act. The actions plans are by habitat group and include: - Arable field margin - Hedgerows - Traditional orchards (and Essex specific varieties) - Lowland dry acid grassland - Lowland meadows - Lowland heathland - Ponds - Rivers - Floodplain and coastal grazing marsh - Lowland raised bog - Reedbeds - Coastal saltmarsh	- The Local Plan should protect the intrinsic value of the identified habitats and seek to improve them where possible. - The SA Framework should include an objective/guide question which seeks to conserve and enhance habitats and species.
Essex Waste Local Plan (Essex County Council, 2001)		
The objectives of the Waste Local Plan are: - minimising waste by recycling/composting and other means; - making adequate provision of necessary waste management facilities; and Safeguarding the environment of Essex, and the quality of life of its residents.	Although the Plan is to be superseded, the targets still of relevance are: - to recycle or compost at least 33% of household waste by 2015; - to recycle of 33% municipal waste by 2003 and at least 33% by 2015	- The Local Plan needs to encourage more sustainable waste management. - The SA Framework should include objectives/guide questions relating to waste management.
Essex Design Guide (Essex County Council, 2005 – an update of the 1997 edition)		
The Design Guide identifies that The location of a potential development dictates its minimum or maximum density and some aspects of its form. For instance, development opportunities that are close to either a town or neighbourhood	In using this Guide the definition of the Spatial Context for compact, urban development can be summarised as: Urban Centre which is likely to have the following characteristics: Transport interchange	The Local Plan should consider the principles of the design guide in terms of spatial context when considering the location of development.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
centre (either existing or potential) are expected to yield the highest densities and greatest mix of uses. Descriptions of different spatial context are to help decide where in a conurbation a site is placed and can then be used to determine which of 6 possible development forms are most applicable to any given situation provided (see key targets and indicators section)	• Walkability 800m (10 mins) for large centre, 400m for small centre (town with population less than 35,000) • Transport interchange and traffic management • Range of shops • Range of services • Range of employment opportunities • Building heights occasionally greater than 4– 5 storeys Neighbourhood which is likely to have the following characteristics: • Strategic transport route • Walkability 400m (5 mins) • Range of shops • Some services • Some employment • Building heights rarely more than 3– 4 storeys Transport Corridor which is likely to have the following characteristics: • Bus route with an existing 15 minute service frequency at peak hours • Connects one radial street to another and is likely to be a County Road • Mainly residential buildings Regeneration Area which is likely to have the following characteristics: • Policy recognition within Local Development Framework (LDF) • Brownfield land/buildings in need of repair • Non-residential buildings • Loss of some services/facilities • Higher levels of community deprivation • Neglected environment/contamination • Complex, commercial economy	• The SA Framework should include guide questions which relate to high quality design.
	Sustainable Urban Extension (at least 50 hectares) which is currently likely to have the following characteristics: • Greenfield and occasionally, brownfield • Adjacent to suburbia/urban edge • Lack of strong urban character • Landscape-dominant • Poorly served by public transport • Few urban facilities • Inaccessible/remote	The Local Plan should seek to create a connected safe and accessible network for all to use

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	It is possible that an urban extension of 50ha could contain around 2,000 homes, green space, community uses and 100,000sq m commercial space all within a fabric no higher than 4 storeys. Large Urban Infill (at least 50ha) - Surrounding built context, existing urban character - Probably brownfield and redundant institutional or industrial use - Probably biologically diverse - Existing buildings on site; possible re-use - Few urban facilities - Reasonably close to public transport routes Small Urban Infill (0.1ha or less) - Strong built context, existing urban character - Strong site constraints - Probably brownfield or redundant land	
Joint Municipal Waste Management Strategy for Essex (Essex County Council, 2007-2032) (2008)		
This Strategy sets out Essex's approach to dealing with municipal waste up to 2032. It sets out a waste hierarchy which follows reduce, re-use, recycle, recover and dispose.	The Strategy sets out recycling targets which include recycling 60% of household waste by 2020 and reducing the amount of biodegradable waste sent to landfill to 131,386 tonnes by 2020 (386,319 tonnes were sent in the 2002 baseline year).	- The Local Plan should seek to have regard to the waste hierarchy contained within the Waste Local Plan - The SA Framework should include objectives/guide questions which seek to reduce waste and promote recycling and reuse of materials.
Essex County Council (2009) Public Rights of Way Improvement Plan		
The objectives for the plan have been derived from two sources - the problems, issues and opportunities identified in the questionnaire and workshop evidence base for the plan, and a review of related policy and strategy documents and their objectives. These were discussed amongst the project Steering Group and public rights of way officers, to develop this agreed list of objectives: Environment - To re-use and recycle, where feasible, and promote sustainable measures Improved accessibility - To incorporate approved pathways into the public rights of way network	No targets or indicators identified.	The Local Plan should seek to protect and enhance public rights of way (PROW).

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
3. To better integrate rights of way with other access provision, initiatives and facilities 4. To reduce fragmentation in the public rights of way network 5. To improve accessibility on the public rights of way network Safety 6. To assist in providing 'safer routes to schools' 7. To promote safety Quality of life and good health 8. To promote improved health and quality of life through the use of the public rights of way network Tourism and economy 9. To stimulate tourism and the local economy Communities and partnership To increase community involvement in the management of the public rights of way network		
Essex Transport Strategy; The Local Transport Plan for Essex (2011)		
This is the third Local Transport Plan and has been produced to respond to the needs of the communities in Essex. The vision of the Plan is "for a transport strategy that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex". The Plan sets five outcomes which comprise: • Provide connectivity for Essex communities and international gateways to support sustainable economic growth and regeneration. • Reduce carbon dioxide emissions and improve air quality through lifestyle changes, innovation and technology. • Improve safety on the transport network and enhance and promote a safe travelling environment. • Secure and maintain all transport assets to an appropriate standard and ensure that the network is available for use. Provide sustainable access and travel choice for Essex residents to help create sustainable communities".	As the main focus of growth, the population of Chelmsford is set to rise substantially in the near future, with the planned construction of 16,000 new homes by 2025. Over the same period, regeneration initiatives and new business developments aim to achieve the creation of an estimated 20,000 new jobs. To support this, and to ensure that Chelmsford remains an attractive location for its residents and businesses, innovative transport measures are required. Many of the key corridors into Chelmsford town centre are congested, especially during the peak periods, with specific problems at junctions. Although the bus and cycling networks are extensive and serve the town well there are a number of key improvements required. The railway station is also at capacity at peak times and in need of environmental improvements.	• The Local Plan should take into account the five outcomes of the Plan and ensure they are not compromised. • SA objectives/guide questions should seek to improve access to sustainable high quality modes of transport, ensure safety on the network is enhanced and reduce congestion.
Essex Local Flood Risk Management Strategy (Essex County Council, 2013)		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The LFRMS sets out how flood risk will be managed in Essex. The Strategy sets out nine guiding principles to manage flood risk which are: • Focus on reducing disruption from flooding as well as the causes. • Effective flood risk management could reduce the long-term damage caused to properties and impacts on human health and well-being. • Decisions should be based on a sound evidence base and made against clear criteria. • Increase the flood risk knowledge base across all stakeholders. • Public organisations have a duty to inform households of their susceptibility to flooding and advise on what steps they can take to make their property more resilient. • Co-operation among relevant public agencies is essential for long-term comprehensive flood risk management. • New developments should ensure there is no increase in flood risk and seek to reduce the flood risk which already exists. • Emerging local plans should direct new development away from areas of flood risk where possible. Cumulative impact of small developments on flood risk is as significant	The recent Preliminary Flood Risk Assessment (PFRA) for Essex County Council highlighted records of approximately 1,300 local flood events that have occurred across the county over the past fifteen years Based on the UK climate projections 2009 medium emissions scenario and central estimate for 2020 to 2080, the East of England can expect wetter winters with a winter mean precipitation percentage change ranging from +6% to +20% and drier summers with a summer mean precipitation percentage change ranging from -7% to - 21%. Also an increase of 36cm in sea level, and as weather is likely to become more variable, there could be more frequent extreme events, such as flash flooding, storms and coastal erosion.	• The Local Plan should direct new development away from areas at risk of flooding and seek to reduce the risk of flooding overall. • The SA Framework should include objectives/guide questions which seek to prevent an increase in flood risk.
Essex Minerals Local Plan (Essex County Council, 2014)		
The Minerals Local Plan aims: 1. To ensure sustainable minerals development can be approved without delay in accordance with the presumption in the National Planning Policy Framework. 2. To ensure minerals development supports the proposals for sustainable economic growth, regeneration, and development outlined in adopted Local Plans/ LDFs prepared by Essex district/ borough/ city councils. 3. To ensure that minerals development in the County fully promotes sustainable development. 4. To ensure certainty for both developers and the public. 5. To ensure that minerals and associated development provides for,	The proposed monitoring framework addresses the target to create a minimum of 200 hectares of UK priority habitat creation in Essex by 2029 through mineral site restoration or through contributions to support off-site enhancements in proximity to the extraction site. This is expressed in Policy S12. Of this 200ha target, 60ha is to be comprised of open mosaic habitats (essentially a mixture of habitats) on previously developed land, 50ha is to be restored to lowland heath and lowland dry acid grassland and a further 50ha to reed beds.	• The Local Plan will need to consider the 'preferred sites' identified within the Minerals Plan and the associated implications as part of the Plan preparation. • The SA Framework should include objectives/guide questions which ensure the vision/objectives of the Minerals Plan are included and in physical terms the locations of the 'preferred sites' are taken into account as part of the assessment process.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
• The minimisation of greenhouse gas emissions during the winning, working and handling of minerals. • Sustainable patterns of minerals transportation. • The integration of features which promote climate change mitigation and adaptation into the design of minerals restoration and after-care proposals. 6. To ensure that local communities are consulted and their views considered during the development of minerals proposals and in the determination of planning applications for minerals development. 7. To ensure that the impacts on amenity of those people living in proximity to minerals developments are rigorously controlled, minimised and mitigated. 8. To reduce reliance on primary mineral resources in Essex, firstly through reducing the demand for minerals and minimising waste, and secondly, by the re-use and use of recycled aggregates. 9. To identify and safeguard the following mineral resources in Essex: • Sand and gravel, silica sand, brickearth, brick clay and chalk reserves which have potential future economic and/ or conservation value. Unnecessary sterilisation should be avoided. • Existing and potential secondary processing and aggregate recycling facilities that are of strategic importance for future mineral supply to ensure that these are not compromised by other non- mineral development. 10. To provide for a steady and adequate supply of primary aggregates and industrial minerals by: • Safeguarding transshipment sites for importing and exporting mineral products. • Meeting the mineral provision targets agreed by the East of England Aggregates Working Party, or as indicated by the Local Aggregate Assessment. • Identifying suitable mineral extraction sites through site allocations in the Plan 11. To provide protection from minerals development to designated areas of landscape, biodiversity, geodiversity, cultural and heritage importance, in a manner which is commensurate with their importance. 12. To secure high quality restoration of extraction sites with appropriate after-care to achieve new after-uses which are beneficial and enhance the local environment.		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
13. To maintain and/or enhance landscape, biodiversity and residential amenity for people living in proximity to minerals development. 14. To achieve more sustainable patterns of minerals transportation by: • Giving preference to identifying local sources of aggregate as close as reasonably possible to urban growth areas and growth centres. • Optimising how mineral sites gain access to the strategic road network. • Mitigating the adverse traffic impacts of mineral extraction and associated development by appropriate traffic management measures. • Increasing the use and availability of rail and water facilities for the long haul movement of mineral products.		
Essex County Council (2014) Economic Plan for Essex		
The Economic Plan for Essex articulates Essex partners' collective plans for unlocking economic growth. It demonstrates a compelling case for investment in the Essex economy that will enable: • over 117,745 new jobs; and • over 81,310 new homes by 2021. The Economic Plan also sets out the commitments sought from HM Government in working with local partners to secure growth outcomes. This includes, but is not limited to: • committing to deliver specific national rail and road investment by agreed dates; • provide seed fund investment, through the Local Growth fund, for a new property investment fund; and enabling the Essex Employment and Skills, in partnership with the sector guilds, Essex's share of SELEP's £4.3million per year adult skills budget, in order to address skills shortages in priority sectors.	The economic plan states the following targets: • We want to secure sustainable economic growth for businesses and communities across Essex. Everything in this plan supports this ambition. • We will determine our success based on measures of: • job growth across Essex – we aim to secure 117,745 new jobs through the delivery of this plan; • increased levels of output across the economy – we want to see output increase in growth corridors and in key sectors; • improvements in productivity – we want to see sustained increases in the earnings of those working in Essex; • increased house building – we aim to see 81,310 new homes built over the life of this plan; • improvements in broadband – we want to maximise the number of households and businesses that have access to superfast broadband; • the skills of the Essex workforce – we want more Essex businesses to be able to recruit suitable people; • the economic activity of our young people – we want Essex to be a NEET free county (people not in education, employment and training); and • the delivery of infrastructure improvements that support business growth – we want businesses to have access to the right premises, and for Essex's transport links to enable, rather than inhibit economic growth.	• The Local Plan should seek to provide policies to support the Economic Plan for Essex. • The SA Framework should include objectives/guide questions which consider a range of economic matters, including jobs and homes.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	- To help us manage progress towards this goal, we have commissioned specialised economic analysis to: - quantify baseline our position at 2014; - project anticipated trends based on demographic changes and the impact of our plans and proposals; and - provide regular updates on changes in the local economy. This intelligence will to allow us to make evidence-based judgements on where our plans are progressing well, where progress is being made, and where further action is required.	
Essex County Council (2015) Education Transport Policy		
Essex County Council has a statutory duty to make arrangements to provide free home to school transport for some children of compulsory school age and discretion whether to provide transport for others. This document sets out Essex County Council's Home to School Transport Policy and describes how the Council fulfils its duties and exercises its discretionary powers as required under the Education Act 1996 and subsequent legislation.	No targets or indicators.	The SA Framework should include objectives/guide questions which consider the accessibility of dwellings to educational services and facilities.
Essex County Council (2016) Developer's Guide to Infrastructure Contributions		
A significant change to developer contributions has come into force since the previous edition of the Guide, namely the Community Infrastructure Levy Regulations 2010. These regulations allow Local Planning Authorities to introduce a floor-space based charge, on new development known as the Community Infrastructure Levy. At present only one District in Essex has implemented CIL but a number of others are making progress. At the same time, as part of the process of bringing in CIL the Regulations have put limits on Section 106 (s106) contributions and specifically the number of contributions which can be 'pooled' to finance a single infrastructure project, or type of infrastructure. That maximum has been set at five contributions and that provision came into force in April 2015, although contributions agreed since April 2010 count towards the maximum of five.	No targets or indicators.	The Local Plan should produce policies which support the implementation of Section 106/Community Infrastructure Levy (CIL)/developer contributions.
Commissioning School Places in Essex 2016-2021 (Essex County Council, 2016)		
The documents sets out how Essex County Council commissions school places by achieving a balance between the number of places available and the number of pupils for whom they are required.	It is expected that there will be 14,371 pupils in primary school and 13,258 pupils in secondary school in 2021.	- The Local Plan should take into account the need to provide a balanced number of school places to ensure forecast demand is taken into account. - The SA Framework should include guide questions which consider impacts on education including school places.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Essex County Council (2014) Sustainable Drainage Systems Design Guide		
As the Lead Local Flood Authority (LLFA) Essex County Council is responsible for overseeing flood risk from surface water, groundwater and ordinary watercourses. The LLFA is therefore expected to provide support to Local Planning Authorities and the development industry on sustainable drainage proposals. This document forms the local standards for Essex and, together with the National Standards, strongly promotes the use of SuDS which help to reduce surface water runoff and mitigate flood risk. A return to more natural, sustainable methods of dealing with surface water from development will also have additional benefits for: Water quality – SuDS can help prevent and treat pollution in surface water runoff, protecting and enhancing the environment and contributing towards Water Framework Directive objectives. Amenity – SuDS can have visual and community benefits for the community	No targets or indicators.	- The Local Plan should produce policies which support the implementation of SuDS with regard to planning, design and delivery. - The SA Framework should include objectives/guide questions which consider the impact SuDS can have with regard to mitigating flooding.
Essex Vision and Priorities 2017/21(Essex County Council (2017)		
The core ambitions are as follows: - Untie behind a sense of identity; - Enjoy life long into old age; - Provide an equal start for every child; - Strengthen communities through participation; - Develop our communities sustainably; - Connect us to each other and the world; and Share property with everyone.	Success statements are being developed through the Business Plan process alongside medium-term resource planning. These statements will be translated into measures and targets. On an annual basis those measures and targets will be published as part of the Organisation Plan and reported through the Annual Report.	- The policies in the Local Plan should help achieve the objectives sets out within the Vision and priorities. - The SA Framework should include objectives relating to economic growth.
Joint Essex Health and Wellbeing Strategy 2013-2018		
By 2018 residents and local communities in Essex will have greater choice, control, and responsibility for health and wellbeing services. Life expectancy overall will have increased and the inequalities within and between our communities will have reduced. Every child and adult will be given more opportunities to enjoy better health and wellbeing”.	Chelmsford has a low level of physically active children and high levels of adults with increasing and higher risk drinking. It has the highest level of hospital stays for self-harm in Essex, and a high level of excess winter deaths	- The Local Plan should help provide local communities with more opportunities to improve their health and wellbeing and reduced inequality. - The SA Framework should include objectives/guide questions which consider a range of social and environmental matters, including health and wellbeing.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Essex Planning Officer Association Guidance Note: Health Impacts Assessments (2008)		
The HIA's purpose is to: - Identify potential health consequences of a proposal on a given population; - Maximise the positive health benefits and minimise potential adverse effects on health and inequalities.	Within the adopted Core Strategy, the Council requested that schemes in excess of 50 units and 1000sq m floor space required an HIA	- The Local Plan should include policy references in relation to HIA in order to ensure development is sustainable. - The SA Framework should include SA objectives/guide questions relating to health.
Essex Planning Officer Association Guidance Note: Lifetime Homes Standard (2008)		
Lifetime Homes is a set of design standards that adds to the comfort and convenience of the home and supports the changing needs occurring throughout a family's life. These Standards generally exceed the requirements of Part M of the Building Regulations. The features of Lifetime Homes made it possible for people with special mobility needs to occupy any dwelling and improves the potential for building sustainable communities that comprise people of different ages and needs.	Within the adopted Core Strategy, the Council requested that schemes should meet the Lifestyle Homes Standard of 3% new dwellings or 30 dwellings or more should be built to full wheelchair standard.	The Local Plan should consider any relevant and up to date housing standards.
Essex Planning Officer Association Guidance Note: Parking Standards – Design and Good Practice (2009)		
Objective to "Develop new parking standards for Essex that are functional, serve the community and enhance the living environment, deliver sustainable economic growth and employment."	Through the review group a number of conclusions have been drawn: 93 out of 267 (35%) wards in Essex have an average car ownership in excess of 1.5 vehicles per household (2001 census). 70% of Essex is rural and for many areas public transport does not offer an attractive alternative to the private car (e.g. service frequency, destination etc.) - It is acknowledged that previously advised garage dimensions are too small for modern cars (random sample of manufacturer's specification 2007). 78% of garages are not used to store vehicles but used for general storage/utility uses instead (Mouchel resident's study 2007). - Often rear parking courts are used to facilitate the increase in use of wheelie bins and recycling storage containers (working group site visits 2007). - Parking bays are of an inadequate size for modern vehicle (working group site visits 2007, random sample of manufacturer's specification 2007). - Parking Courts are often poorly located and designed as well as unattractive and not secure (working group site visits 2007).	The Local Plan should include policy references which covers parking provision to ensure developments meet county parking standards.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	- Parking courts must have easy and direct access to dwellings. - Setbacks from garages and gates lead to vehicles parking in front of garages and blocking footways (working group site visits 2007, random sample of manufacturer's specification 2007).	
Essex Planning Officer Association Guidance Note: Development and Public Rights of Way (2010)		
The objective is to inform and advise in situations where Public Rights of Way need to be considered and taken account of where development proposals impinge upon them.	The note does not include targets or indicators.	The SA framework should consider the need to maintain and enhance public rights of way.
Essex Wildlife Trust Living Landscapes – A Vision for the Future of Essex (2013)		
The Living Landscapes' vision is to restore, recreate and reconnect wildlife habitats including SSSIs, Local Wildlife Sites and Nature Reserves, so that the species living within them can move through the landscape more easily, and continue to survive and thrive long into the future.	Essex used to be a wildlife-rich county. The county had many wildflower meadows, we have lost over 90% of them. Since 1930 we have lost 72% of our coastal marsh. Skylark numbers halved between 1969 and 1991 and the Song Thrush has declined by 73% since the mid-1970s.	- The Local Plan should seek to protect and enhance local wildlife habitats - The SA Framework should include objectives and/or guide questions relating to the conservation and enhancement of wildlife habitats.
Essex Local Geodiversity Action Plan (2013)		
The Local Geodiversity Action Plan seeks to achieve the following seven objectives: - Improve our understanding of the county's geodiversity assets. - Identify sites of national or local importance so that they can be appropriately managed and conserved. Manage the LoGS citation process. - Maximise the number of LoGS in favorable condition. - Ensure that LoGS are recognised and safeguarded in the planning process, similar to biodiversity. - Raise public awareness, appreciation and understanding of Essex geodiversity. - Produce educational material suitable for schools and lifelong learning. - Secure the skills and resources required to execute the Plan. Monitor progress and keep the Plan up to date.	The Plan is supported by a broad range of indicators, of these, the most relevant are: - Assist local authorities with their development of criteria based policies for evaluating developments on or affecting geodiversity sites or landscape areas, in line with The National Policy Planning Framework. - Ensure that LoGS are recognised in county and local strategies, plans and policies, and specifically in LA Local Development Frameworks. - Work with planning authorities to safeguard designated sites, including reviewing relevant planning applications for their impact on geodiversity.	The SA framework should consider the need to maintain and enhance geodiversity.
Police and Crime Plan 2016-2020 (Police and Crime Commissioner for Essex, 2016)		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The vision of the plan is for 'Safe and secure communities are the bedrock on which we build success and wellbeing for all'. This is supported by six priorities: • More Local, Visible and Accessible Policing • Crack down on Anti-Social Behaviour • Breaking the Cycle of Domestic Abuse • Reverse the Trend in Serious Violence • Tackle Gangs and Organised Crime • Protecting Children and Vulnerable People from Harm	The plan is supported by 16 indicators. Of these the most relevant are: • Increased confidence in policing (survey) • Reduction in total crime (actual and % change) - Crime Survey England and Wales (CSEW). • Reduction in number of all Anti-social behaviour incidents (actual and %). • Increase in public confidence that the policing response to anti-social behaviour is improving (survey).	• The SA Framework should include an objective which seeks to ensure communities are safe and crime rates are reduced.
Local Plans and Programmes (including neighbouring local authorities)		
Basildon Borough Council Draft Local Plan (2016)		
The Core Strategy Revised Preferred Options Report is a draft planning blueprint being prepared by Basildon Borough Council as the Local Planning Authority for next twenty years to establish a framework for the Borough's future growth until 2031.	The Council will seek to meet the overall objectively assessed need for at least 15,260 homes and 49ha of employment land within Basildon Borough in the period 2014 to 2034. Where it is not possible to meet any specific development need within Basildon Borough, the Council will cooperate with neighbouring authorities for that need to be met as close to the Borough as possible.	There is potential for interaction between the emerging Basildon Core Strategy and the Chelmsford Local Plan which could lead to cumulative effects.
Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments (2006)		
The objectives of the Study are to: • Provide a baseline inventory and description of landscape character by Type and Area at a scale of 1:25,000. • Identify key issues, sensitivities to change and management strategy objectives/guidelines for each Character Area. • Ensure that Landscape Character Areas and Types join up seamlessly across administrative boundaries, including with existing character assessment studies carried out by neighbouring authorities outside of the Study Area. • To liaise with and understand the issues and concerns of the key stakeholder organisations in relation to the landscape characterisation process.	No targets or indicators.	The SA framework should include objectives to protect and enhance the local landscape.
Braintree District Council Core Strategy (2011)		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The Core Strategy sets out strategic growth locations and the level of provision that should be made for future housing in each of the towns, key service villages and other villages in the District. The Core Strategy sets out the overall target for job provision in the District between 2001 and 2026, as well as identifying strategic employment allocations. The Core Strategy identifies broad areas of growth for town centre retailing and regeneration.	No relevant targets identified.	There is potential for interaction between Braintree's Core Strategy and Chelmsford's Local Plan which could lead to cumulative effects.
Braintree District Council Site Allocations and Development Management Plan (2014)		
The Pre-Submission site allocations plan shows the location of smaller non-strategic site allocations needed to meet the Council's Core Strategy required level of housing development up to 2026. The ADMP has reviewed existing employment sites in accordance with the NPPF requirements and identifies which employment sites in current or recent use, should be protected for employment uses, and which should instead be allocated for housing, retail or other purposes.	No relevant targets identified.	There is potential for interaction between the emerging Local Plan and the Chelmsford Local Plan which could lead to cumulative effects.
Braintree Publication Draft Local Plan (2017)		
The following strategic objectives are designed to support the vision for the area and provide a basis for the development of strategic topic-based policies that will help in achieving the vision. Providing Sufficient New Homes to provide for a level and quality of new homes to meet the needs of a growing and ageing population in North Essex; Fostering Economic Development to strengthen and diversify local economies to provide more jobs; Providing New and Improved Transport & Communication Infrastructure to make efficient use of existing transport infrastructure and to ensure sustainable transport opportunities are promoted in all new development. Addressing Education and Healthcare Needs to provide good quality educational opportunities as part of a sustainable growth strategy, including practical vocational training and apprenticeships linked to local job opportunities.	The Plan aims to deliver 43,720 homes in the plan period (2013 – 2033) and approximately 137ha of employment land.	There is potential for interaction between Braintree's emerging Local Plan and the Chelmsford Local Plan which could lead to cumulative effects.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Ensuring High Quality Outcomes – to promote greater ambition in planning and delivering high-quality sustainable new communities.		
Brentwood District Council Draft Local Plan (2016)		
The Council is currently preparing a new Local Plan for the Borough which, once adopted, will supersede saved policies in the current Replacement Local Plan (2005). The Plan will set out policies, proposals and site allocations to guide future development in the Borough. It will enable the Council to manage growth while protecting key areas. Among other things, the Plan will include policies to deliver: - Housing and economic growth requirements; - Retail, leisure and other commercial development; - Infrastructure for transport and utilities (such as energy, telecoms, and water); - Local community facilities (such as local shops, schools and healthcare); - Conservation and protection of the natural and historic environment; and Climate change and provision of renewable energy.	Provision is made for 7,240 new residential dwellings (net) to be built in the Borough over the Plan period 2013-2033 at an annual average rate of 362 dwellings per year. Provision is made for 5,000 additional jobs to be provided in the Borough over the Plan period at an annual average rate of 250. Providing for this many jobs will require a total of 32.8 hectares of new employment land.	There is potential for interaction between the emerging Brentwood Local Plan and the Chelmsford Local Plan which could lead to cumulative effects.
Chelmsford Historic Characterisation Report (2004)		
The report reveals the sensitivity, diversity and value of the historic environment resource within the local authority areas. The report should facilitate the development of positive approaches to the integration of historic environment objectives into spatial planning.	No specified targets or indicators.	- The Local Plan should facilitate development whilst protecting the historic fabric of Chelmsford. - The SA Framework should include objectives/guide questions that relate to Chelmsford's historic environment.
Chelmsford Parks and Green Spaces Strategy 2004-2014 (2004 amended 2013)		
The vision of the Strategy is: <i>“Chelmsford’s green spaces belong to local people. They should be safe, cherished and accessible to all; managed for the future in order to co-ordinate and balance the needs of various interest groups fairly, and to achieve an ever-improving quality of life for all our residents and visitors”.</i>	No measurable targets.	- The Local Plan should include policies that contribute to the maintenance and provision of parks and green spaces in Chelmsford. In particular, the Council should consider appropriate standards of green space to be provided with new development, the quality of linkages and accessibility of them and the necessity of securing appropriate management regimes. - The SA Framework should ensure adequate coverage of parks and green spaces.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Chelmsford Nature Conservation Reference Guide (2005)		
This report evaluates the existing network of important wildlife sites as part of the ongoing Local Plan review process. It aims to identify important Wildlife Sites and to describe the wildlife resource we have in the county as a whole.	No relevant targets or indicators.	- The Local Plan should consider how it can contribute to the protection of the City's wildlife sites. - The SA Framework should include objectives/and or guide questions which help protect existing wildlife resources.
Air Quality Action Plan Army and Navy Air Quality Management Area (AQMA) (2008)		
The statutory purpose of the Action Plan, and thus the Council's overall aim in producing this Action Plan, is to reduce the harmful level of NO ₂ within the AQMA. Whilst reductions in congestion may improve air quality this is not the primary aim of this document. The purpose of the Action Plan is to consider a wide variety of options that will contribute to an improvement in air quality and select viable options for development.	That plan identifies a 9.4% reduction in NO ₂ from 2007 levels is required to meet Air Quality Strategy Guideline Values.	The SA Framework should include objectives to protect and enhance air quality.
Chelmsford Town Centre Area Action Plan (2008)		
The AAP sets out the following vision for the City Centre: <i>'The dynamic capital of Essex, anchored upon Chelmsford's historic identity as a market town, cathedral city and technological powerhouse, embracing compact urban living, superb shops, leisure and culture, built around neighbourhoods of distinctive character.'</i>	No targets identified.	- The Local Plan should seek to provide policies to promote and manage growth within the City Centre - The SA Framework should include guide questions relating to the City Centre.
A Plan for South Woodham Ferrers SPD (2008)		
A Plan for South Woodham Ferrers SPD focuses on themes of town centre regeneration including managing housing development, car parking, leisure and recreation provision, transport, riverside and the Marsh Farm Country Park. The vision for South Woodham Ferrers is: - A town where development is in keeping with its surroundings and where there are open spaces and leisure facilities for all age groups. - A town centre where residents and visitors want to shop and spend their leisure time in a safe and pleasing environment at any time. - A town where there is an affordable, integrated transport system both within the town and with convenient connections further afield.	Some targets identified for key proposal areas.	- The Local Plan should include policy to guide development in South Woodham Ferrers. - The SA Framework should include guide questions relating to South Woodham Ferrers.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The vision is underpinned by the following objectives: • Regenerate the town Centre • Control future housing development • Address parking issues • Improve health facilities • Improve youth facilities • Improve transport Infrastructure • Improve leisure facilities • Improve access and use of riverside facilities Revitalise Marsh Farm Country Park		
Making Places SPD (Urban Design Guidance) (2008)		
The Making Places SPD seeks to provide practical advice to improve the quality of all new development within urban areas and defined settlements, help achieve the optimum use of brownfield land and to provide practical advice to assist designers involved in the formulation of development schemes within the Council. The guide provides advice on the planning and design process to help developers and designers: • Appreciate development circumstances; • Research the site; • Bring land forward for development; • Understand the site and its physical context; • Create new buildings and spaces that have a sense of place and provides high quality urban living; • Involve the community in the preparation of development proposals which affect them; Make a planning application.	The SPD identifies a range of standards for residential and mixed use development.	• The Local Plan includes policies related to design and accessibility. • The SA Framework should include guide questions relating to design and accessibility.
Chelmsford Core Strategy and Development Control Policies DPD (2008 and 2013)		
The Core Strategy and Development Control Policies DPD (including Further Alterations) sets out the overall approach to future development and policies to make decisions on planning applications. The Vision for Chelmsford is:	The DPD includes an extensive monitoring framework comprising a number of targets in addition to housing requirement (which are now superseded).	The Local Plan should seek to provide policies to guide growth and development across the Chelmsford City Council administrative area for the period up to 2036.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<i>'The Borough of Chelmsford will be at the leading edge for economic, social and environmental excellence at the heart of Essex, where people choose to live, work and visit because of the ever-improving quality of life available to all, now and for future generations.'</i> The vision is underpinned by the following key guiding principles: • KGP1 - Integrating Land Use Planning with Other Policies and Programmes • KGP2 - Achieving Sustainable Development • KGP3 - Access and Accessibility – Distinguishing the Strategic and Local Issues • KGP4 - Testing Policies and Proposals • KGP5 - Continuous Involvement of Community and Stakeholders in the Preparation • of Policies and Proposals • KGP6 - Focusing New Development Within Existing Built-up Areas The plan identifies the following strategic objectives: • MG1: Direct growth to the most sustainable locations in the Borough and ensure new and existing neighbourhoods are easy to get to and well integrated with strategic route networks. • MG2: Manage and limit growth to that capable of being accommodated by the strategic infrastructure and the community support facilities of the Borough. • MG3: Contain urban growth by re-use of urban land and imposition of rural boundaries. • MG4: Promote the advantages of urban living and create good places to live and work within the existing urban areas through mixed use, diverse activity and full use of existing space. • MG5: Minimise the need for car travel by locating development where alternative modes of transport are practicable and by improving public transport. • EPE1: Protect the Borough's natural and built resources, historic environment, biodiversity, geological diversity and countryside. • EPE2: Seek to ensure that development is designed and located so far as possible to minimise any negative effects on the local and global environment and wherever possible to provide a net beneficial effect by reducing the generation of pollution and waste and the consumption of		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
natural resources, including fossil fuel-based energy consumption. The generation of energy from renewable resources will be encouraged. - EPE3: Enhance environmental quality of the Borough's countryside and urban areas. - BC1: Meet the housing needs of the whole community through the provision of types and tenures of housing facilities, including affordable and special needs housing such as housing for the elderly, and create balanced communities through a mixture of housing for different household types. - BC2: Promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the Borough. - BC3: Reduce deprivation and improve residents' health and quality of life by targeted economic and community development. - BC4: Promote social inclusion by improved accessibility to health care, education, employment, local shopping, leisure facilities and services for all, especially for those without a car and for those in more remote parts of the Borough through well planned routes and integrated public transport. - QL1: Provide high quality social, educational, leisure and sports facilities, excellent parks and green spaces, and a full range of cultural opportunities for meeting, worship, entertainment and celebration. - QL2: Improved links between new development, surrounding neighborhoods' and the town centres by efficient local route networks and public transport. - QL3: Improve road safety and avoid pedestrian route severance by managing vehicle traffic in residential and shopping areas. - QL4: Ensure that new development creates places where people enjoy living and working and are safe, secure and attractive. - QL5: Secure the best built environment design for present and future use and visual character. Enhance the utility of existing buildings through adaptation and improvement. - ECP1: Maintain the Borough's economic competitiveness in a region of major growth and change by responding positively to economic change.		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
- ECP2: Reinforce Chelmsford town's leading sub-regional economic role by attracting new commercial investment and reinforcing the town's attractiveness and competitiveness by enhancing civic and cultural activity. - ECP3: Enhance Chelmsford's role as a Regional Transport Node. - ECP4: Enhance the viability and vitality of South Woodham Ferrers town centre and secondary local centres. ECP5: Support essential commercial transport movement related to Borough business activity on road and rail networks.		
Chelmsford City Council Surface Water Management Plan (2014)		
The objectives of the SWMP are to: - Develop a thorough understanding of surface water flood risk in and around the study area, taking into account the implications of climate change, population and demographic change and increasing urbanisation in and around Chelmsford City - Identify, define and prioritise Critical Drainage Areas, including further definition of existing local flood risk zones and mapping new areas of potential flood risk - Make recommendations for holistic and integrated management of surface water management which improve emergency and land use planning, and support better flood risk and drainage infrastructure investments - Establish and consolidate partnerships between key stakeholders to facilitate a collaborative culture, promoting openness and sharing of data, skills, resource and learning, and encouraging improved coordination and collaborative working - Engage with stakeholders to raise awareness of surface water flooding, identify flood risks and assets, and agree mitigation measures and actions Deliver outputs to enable practical improvements or change where partners and stakeholders take ownership of their flood risk and commit to delivering and maintaining the recommended measures and actions	No targets or indicators.	- The Local Plan should include policies relating to the mitigation of flooding. - The SA Framework should include guide questions relating to flooding.
North Chelmsford Area Action Plan (2011)		
The North Chelmsford Area Action Plan (NCAAP) objectives are:	The distribution of new homes will be as follows: North West Chelmsford: up to 800 new homes	The Local Plan should seek to provide policies to guide growth and development across the Chelmsford City Council administrative

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
MG1 - Optimise the locational advantages within the quantitative parameters of the Core Strategy i.e. a minimum of 4,000 new homes in North Chelmsford by 2021. - Development shaped around strategic route network and land allocations to accord with LDF Strategic objectives. MG2 - Linking the new development of a minimum of 4,000 homes plus employment into existing neighbourhoods to create a sustainable community of 5,000–10,000 homes. - Provide the necessary infrastructure to support the new neighbourhoods without placing undue pressure on existing developed areas. - Integrate the delivery of infrastructure with housing employment and community facilities. - The provision of education, health and community infrastructure to support the new neighbourhoods and address the existing deficiencies in the Broomfield and Springfield areas. MG3 - Ensure that new development at North East and North West Chelmsford is planned in relation to specific local opportunities, constraints and requirements. - Establish Defined Settlement boundaries for Broomfield, Great and Little Waltham and the Chelmsford Urban Area to contain development. - Wherever there are good opportunities to do so, re-use of brownfield land and urban fringe land. MG4 - Create a use structure for the new neighbourhoods that generates advantages for living and working. - Generate a physical form of residential blocks, neighbourhood centres, open space that optimises diverse activity. - Essential community facilities: health, education, recreation, social support and convenience retail to be provided locally. MG5 - Ensure there is a sustainable transport strategy based on bus based rapid transit, a new railway station, Park and Ride, together with improvements and enhancements to existing bus services.	- North East Chelmsford: a minimum of 3,200 new homes - The NCAAP envisages 64,000 sq m of employment floorspace.	area for the period up to 2036. Once adopted, this will supersede the existing Local Development Framework.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
- Provide principles for walking, cycling and vehicular circulation. - Provide a new transport hub location based on railway station and a long-term viable bus based rapid transit system giving attractive and quick travel to the Town Centre and stations, offering a realistic, lasting alternative to the car. - A development layout planned around the transport route network and local connectivity, offering a choice of travel modes minimising carbon emissions.		
Chelmsford Town Centre Public Realm Strategy (2011)		
The Public Realm Strategy aims to provide a coordinated design vision and programme for the routes, streets and spaces within the town centre. The core objectives identified to create a good public realm are: - Optimise public use; - Public safety; - Ease of pedestrian mobility and accessibility; - Sustainable transport; - Conservation and character enhancement; - Enable development of key sites; - Economic investment; - High quality good-looking spaces.	The SPD sets out a number of practical objectives for Chelmsford to meet the core objectives which are outlined below: - Identify streets and spaces which require action; - Set out a programme of works with priorities identified based on condition, regeneration impact and connection with other improvement programmes; - Complement the transport and development strategy for the town centre; - Complement the cultural strategy; - Help provide access to development sites to enable new residential development; - Aid funding bids and to assist attracting further investment in the town centre; - Facilitate community engagement to respond to local needs and preferences; - Guide project design and implementation to meet objectives and obtain value for money; - Ensure a joined-up approach to the town centre public realm; - Secure use of a sustainable palette of surface materials, plants and street furniture.	- The Local Plan should seek to provide policies to promote and manage growth within the City Centre. - The SA Framework should include guide questions relating to the City Centre.
Be Moved - Chelmsford Sport & Arts Strategy 2012-16		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The Strategy sets out the following vision: <i>"To encourage people who live, work & visit Chelmsford to get actively involved in sport & arts, to support local organisations and to develop the City's high quality of life & reputation in the East of England"</i> The 5 goals for the Council's Leisure and Cultural Services to work towards are as follows: - To promote health and wellbeing - To build an Olympic and Paralympic legacy - To facilitate community initiatives to enrich society - To deliver a high quality and varied programme of sport and arts - To ensure our services are right for you	The Strategy includes a range of actions and targets relating to sports and arts.	- The Local Plan should promote sport and arts. - The SA Framework should include guide questions that seek to retain and enhance the Council's local sports and arts facilities.
Chelmsford City Council Corporate Plan (2012)		
The priorities of the plan are: - Attracting investment and delivering infrastructure - Facilitating suitable housing for local needs - Providing high quality public spaces - Promoting a more sustainable environment - Promoting healthier and more active lives Enhancing participation in cultural activities	No targets or indicators.	The Local Plan should seek to promote a more sustainable environment.
Chelmsford City Council (2012) Meeting the needs of Older People: A Strategy for Older People in Chelmsford		
The Strategy sets out the following priorities for older people: - improving communications and information - supporting older people living in their own home - helping older people to improve their health and wellbeing improving transport, mobility and access for older people	No targets identified.	- The Local Plan should seek to meet the housing needs of the whole community. - The SA Framework should include a specific guide question relating to meeting the housing needs of the whole community.
Chelmsford Public Health Strategy (2012)		
The Strategy's vision for public health is: <i>'Where all individuals and families are able to pursue healthy, ambitious and prosperous lives. Where active and responsible citizens work together with healthcare providers and local institutions to help tackle detrimental health-related behaviour,</i>	No targets or indicators.	The SA framework should include objectives that promote public health.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<i>reduce health inequalities, and tackle pockets of deprivation to improve the health and wellbeing of the whole community.'</i>		
Site Allocations DPD (2012)		
The Site Allocations DPD (SADPD) sets out how Chelmsford City Council will manage development growth for the bulk of the Council's area (excluding the areas covered by Area Action Plans) up to 2021, and then beyond. The SADPD implements in detail the Spatial Strategy contained within the Core Strategy and Development Control Policies DPD, which sets out the overall amount of new development and their broad locations The Site Allocations Document considers sites within the whole of the Council's administrative area including Chelmsford's main urban area and 25 of the surrounding villages. The plan excludes Chelmsford Town Centre and North Chelmsford, which are dealt with via separate Area Action Plans (the CTCAAP and NCAAP). The plan also excludes allocating sites within South Woodham Ferrers which is in accordance with the Council's Adopted Core Strategy which did not allocate any strategic housing and/or employment requirements. The Council seeks to direct growth to the most sustainable locations and ensure new and existing neighbourhoods are easy to get to and well integrated. It will do this through the SADPD by making the following allocations/ designations: • Metropolitan Green Belt Boundary • Settlement Boundaries • Sustainable Transport • Special Policy Areas.	The main mechanism for monitoring will be the Authority Monitoring Report (AMR).	• In preparing the Local Plan, the Council will need to identify new allocations to deliver the spatial strategy of the Plan.
Chelmsford Biodiversity Action Plan 2013-17 (2013)		
The objective of the BAP is to ensure the long-term survival of the biodiversity and to seek opportunities to increase the amount of suitable habitat by improving the management of existing areas and seeking habitat creation where appropriate. Specifically objectives with a spatial implication are: • Identify key wildlife sites and corridors; • Ensure biodiversity is enhanced through the development of sustainable communities; • Maintain and enhance key wildlife sites;	Targets include: • Identify and declare Local Nature Reserves to above English Nature minimum standards; • Manage sites that include ancient unimproved grassland; • Ensure the protection of the water vole; • Pursue schemes to create large areas of standing water; • Maintain the distribution of ponds; • Create new heathland;	• The Local Plan should consider policies to protect, maintain and enhance wildlife sites and other natural habitats. • The SA Framework should include specific objectives relating to the conservation of habitats and species.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
- Protect sites which include ancient unimproved grassland; - Protect and support rivers, streams and associated habitats, reservoirs and gravel pits; - Ensure ponds are surveyed, particularly for GCN when development proposed; - Secure the integrity of heathland and acid grassland. Safeguard Black Poplars; - Halt loss of species rich and ancient hedgerows; and Ensure retention and management of ancient woodland.	- Ensure consideration of hedgerows in development control; - Promote the management of field margins favouring EBAP species; and - Continued protection of coastal grazing marsh.	
Chelmsford City Council (2013) Building for Tomorrow SPD		
This SPD provides guidance on sustainable design in relation to: - Assessing the environmental performance - The location of development and sustainable travel - Working with nature – enhancing biodiversity - Managing surface water run-off - Reducing energy demand and carbon dioxide emissions - Using low carbon or renewable energy technologies - Conserving water resources - Selecting construction materials with low environmental impact Managing construction site pollution and waste	The SPD identifies the Council's expectations in respect of development performance.	- The Local Plan should promote sustainable design and construction. - The SA Framework should include guide questions relating to sustainable design and construction.
Planning Obligations SPD (2014)		
This Planning Obligations Supplementary Planning Document (SPD) sets out the City Council's approach towards seeking planning obligations when considering planning applications. It identifies topic areas where planning obligations may be applicable depending on the scale of development, and the possible planning contributions which would fall to be applicable to the different thresholds identified.	Policy DC31 requires that in new developments of 15 dwellings or more or residential sites of 0.5 hectare or more and within small rural Defined Settlements of 5 dwellings or more, provision is made for 35% of the total number of dwellings to be in the form of affordable housing. The 35% applies across the whole development; it does not only apply to the part of the development above the threshold.	- The Local Plan should seek to meet needs for affordable housing and include revised affordable housing requirements/thresholds. - The SA Framework should include guide questions relating to the provision of affordable housing.
Chelmsford City Council (2015) Housing Strategy Statement 2015/2016		
The Statement sets out the Council's aim to deliver:	No specific targets identified.	The Local Plan should seek to deliver housing to meet local needs.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
- An increased availability of good, genuinely affordable homes for purchase and for rent - Residents living in safer and healthier homes - Homelessness reduced as a direct result of our Housing Advice work - Vulnerable residents, including older people and those with a disability, living in housing that suits their needs		The SA Framework should include a specific objective relating to the delivery of housing to meet local needs.
Chelmsford City Council (2015) Chelmsford Museums Forward Plan 2015-2017		
The development plan for 2015-2017 will focus on the following key issues:- - To retain accredited status with Arts Council England for both the Chelmsford Museum and the Essex Regiment Museum. - To provide quality permanent and temporary exhibitions - To build a sustainable economic framework for Chelmsford Museums for the future - To provide excellent customer care for all our visitors - To increase participation in Chelmsford Museums by all sectors of the community - To provide excellent collections management - To continue to respond to initiatives aimed at developing the future development of Sandford Mill as a local visitor destination	No targets or indicators.	The Local Plan should include policies that seek to support museums.
Chelmsford City Council (2015) Tree Management Policy		
The Policy includes a range of objectives relating to tree management.	No targets identified.	The Local Plan should include policies to conserve and enhance biodiversity.
Chelmsford Open Space Study 2016 – 2036		
The aims of the Study are to: - Provide an audit of existing open space, indoor and outdoor leisure facilities within the City's administrative area and immediate boundaries; - Provide an assessment of these facilities in terms of quantity, quality and accessibility; - Provide a community and stakeholder needs assessment; Identify gaps in provision, over provision and priority guidelines for future investment; Develop and provide a	No targets or indicators	The SA Framework should include objectives to maintain and enhance public open space.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
strategy determining the actions and resources required to guide the City Council's decision making up until 2031.		
Local Wildlife Site Review (2016)		
The principal objective of this review is to update the local wildlife site network within the Chelmsford City administrative area in the light of changes in available knowledge and by application of the current site selection criteria for Essex, published January 2010 and with minor terminology updates dated January 2016. This updated information can contribute to a robust evidence base as required of each local authority as part of its Local Plan.	The review requests that each Local Wildlife Site should be visited every year, to monitor its condition, identify threats and to increase our knowledge of the plants and animals present.	The SA Framework should include objectives to maintain and enhance biodiversity open space.
Chelmsford City Council Homelessness Review and Strategy 2017-2022 (2017)		
The Review and Strategy identifies a range of objectives to tackle homelessness including: - Provide more accommodation in Chelmsford - Increase provision of PRS accommodation for non-statutory single homeless people - Reduction in use of B&B and nightly lets	Targets include: 100 new PSL properties in use by April 2017 and additional properties in 2017 / 18 100 new properties taken up by April 2018	The SA Framework should include a specific guide question relating to homelessness.
Chelmsford Economic Strategy (2017)		
The seven strategic priorities are: - Delivering enabling infrastructure; - Creating a skilled workforce; - Enhancing the City Centre; - Supporting businesses; - Ensuring a supply of suitable land and premises; and - Developing the rural economy - Targeting priority sectors.	A report will be produced on an annual basis for the Chelmsford Business Board, based on the seven strategic priorities identified in this Strategy and will detail progress made against these.	The SA Framework should include objectives to promote the economy.
Community Plan – Chelmsford Tomorrow Vision 2021		
The long term vision is for Chelmsford to become the economic, cultural, leisure and retail heart of Essex and a leading regional centre in the East of England. It is a vision for the future of the Borough and its people – for Chelmsford Tomorrow. We want to make a great place even better, where people choose to live, work and visit because of the ever improving quality of life available now, and in the future.	Key targets and indicators include: - the average number of economically active people in Chelmsford stays at or above the 2007 baseline of 85.1% (East of England baseline 80.4%). - reduce the average journey time per mile in the morning rush hour across the town centre. (Establish a baseline by March 2009 and agree reduction targets for 2010 and 2011)	The SA framework should include objectives that reflect the ambitions of the community plan.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	- the creation of further park and ride schemes in the borough. - to increase the number of managed wildlife spaces (defined in the National Parks & Access Act) from a baseline of 2 by 2011, as set out in the Biodiversity Action Plan. - by March 2009, agree a CO2 per capita baseline for Chelmsford. - increase the recycling and composting rate to 40% by March 2011/12. - decrease the kilograms of waste per head of population going to landfill. - increase satisfaction with waste and recycling services to over 80% by 2011.	
Epping Forest District Council Draft Local Plan (2016)		
Epping Forest is a largely rural district (over 92% Green Belt), The River Lea forms most of the western boundary to the district. The River Roding runs north-east to south-west, forming part of the district's eastern boundary between Ongar and Passingford Bridge then running between Loughton and Chigwell. The key natural feature is Epping Forest itself, which runs along the north-west boundary of Buckhurst Hill and Loughton to the southern end of Epping. The A414 is a key east-west route in the county, and this crosses the district from Harlow to Ongar on the way to Chelmsford and the Essex coast.	Provision is made for 7,240 new residential dwellings (net) to be built in the Borough over the Plan period 2013-2033 at an annual average rate of 362 dwellings per year. Provision is made for 5,000 additional jobs to be provided in the Borough over the Plan period at an annual average rate of 250. Providing for this many jobs will require a total of 32.8 hectares of new employment land.	There is potential for interaction between the emerging Brentwood Local Plan and the Chelmsford Local Plan which could lead to cumulative effects.
Maldon District Council Local Development Plan 2014-2019 (2017)		
The LDP covers the whole of the Maldon District Council authority area. This equates to an area of 36,000 hectares which includes 70 miles of coastline. The settlements of Maldon, Heybridge and Burnham-on-Crouch are important drivers to the local economy. They collectively contribute approximately 18,000 jobs, which amounts to approximately two-thirds of all jobs in the District. Historically, Maldon's economy was based on agricultural production, coastal trade and manufacturing. However, in recent decades there has been a shift towards a mixed economy with an increased service sector.	As identified in Policy S2, The Council will plan for a minimum of 4,650 dwellings between 2014 and 2029 (310 per annum) including provision for market housing, affordable housing, housing for an ageing population and other types of housing for specialist needs. Policy E1 allocates a total of 11.4 hectares of new class B use employment land and planned as part of the South Maldon Garden Suburb, as part of the West of Burnham-on-Crouch Strategic Allocations, and at rural sites in Great Braxted (Commodity Centre) and Stow Maries (Great Hayes Business Centre).	There is potential for interaction between the Maldon's emerging Local Development Plan and the Chelmsford Local Plan which could lead to cumulative effects.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The District has strong spatial connections with a number of important growth areas including, the Haven Gateway, the Thames Gateway, London, Chelmsford and the M11 corridor. The District's natural landscape is dominated by the two estuaries and the extensive flat and gently undulating alluvial plain along the Rivers Blackwater and Crouch.		
Rochford District Council Core Strategy (2011)		
The District of Rochford is situated within a peninsula between the Rivers Thames and Crouch, and is bounded to the east by the North Sea. The District has land boundaries with Basildon and Castle Point District and Southend-on-Sea Borough Councils. It also has marine boundaries with Maldon and Chelmsford Districts. The District has linkages to the M25 via the A127 and has a direct rail link to London. The District is predominantly rural, which is reflected in the fact that 12,763 hectares are designated as Metropolitan Green Belt. Large areas of the District are of ecological importance, with Sites of Special Scientific Interest totalling 12,986 hectares. The strength of the spheres of influence of the large neighbouring centres of Southend, Basildon and Chelmsford means that traffic is drawn through Rochford District's own centres to them. This not only has an impact on traffic congestion in general, but also engenders concern with regards to air quality within the District's town centres. Particular locations where this is a concern include east of Rayleigh, where commuters to Basildon and Chelmsford are drawn through the centre of Rayleigh; west of Hockley, where those commuting by car to Southend or Chelmsford/Basildon are drawn through the centre of Hockley or Rayleigh, respectively; and east of Rochford, where vehicular movements would inevitably be directed through Rochford's historic centre.	No relevant targets identified.	There is potential for interaction between the Rochford Core Strategy and the Chelmsford Local Plan which could lead to cumulative effects.
Rochford District Council Allocations Plan (2014)		
The Core Strategy is the overarching planning policy document of the LDF, which sets out our main issues for the future and the policies which will shape the future	No relevant targets identified.	There is potential for interaction between the Rochford Allocations Plan and the Chelmsford Local Plan which could lead to cumulative effects.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
development of the District. The Allocations Document sits below the Core Strategy in the LDF. The Allocations document provides a structure for clear, visible, consistent decision making by ensuring that land allocations for different uses are clearly set out. The Allocations Document does not just identify land for residential, educational, and employment development, sites across the District are also set out in this document for protection, including the Green Belt, Local Wildlife Sites, open spaces and the Upper Roach Valley.		
Uttlesford District Council Regulation 18 Local Plan (2017)		
The plan envisages that by 2033, Uttlesford will continue to be one of the most desirable places to live and work in the UK. Uttlesford will be a place where residents choose to live, where communities thrive, are healthy and safe, jobs and services are well connected, places have character and communities create and feel a 'pride of place'. A district of communities where the quality of life is high will be achieved by harnessing the benefits of new technology and promoting a healthy, safe and secure environment, with well-designed new development, sufficient housing and jobs with a good range of facilities.	Provision will be made for about 14,100 net additional dwellings in Uttlesford during the Local Plan period 2011 to 2033. Of this total: 2,468 dwellings have already been built 2011-2016. 1,190 dwellings will be provided on small unidentified windfall sites between 2016-2033. 4,513 dwellings are already identified in outstanding planning permissions at 1 April 2016 in the towns and villages. Provision will be made for a minimum net increase of 14,630 jobs in the period 2011-2033 to maintain a broad balance between homes and jobs and to maintain a diverse economic base.	There is potential for interaction between the emerging Uttlesford Local Plan and the Chelmsford Local Plan which could lead to cumulative effects.
Village Design Statements (various)		
Village Design Statements consider village character. They provide guidance to ensure that any new development, or any other change, fits in with its local context. A total of 18 Village Design Statements have been prepared in the Chelmsford City Area.	No targets identified.	- The Local Plan should have regard to Village Design Statements whilst recognising the need to plan for new growth across Chelmsford. - The SA Framework should include specific guide questions relating to the conservation and enhancement of local character.

Appendix D

Key Settlement Characteristics

Overview

Chelmsford has two major centres; the principal settlement of Chelmsford City in the centre of the local authority area and the town of South Woodham Ferrers to the south east. Beyond these centres, the local authority area is characterised by a number of villages surrounded by open countryside. The Core Strategy and Development Control Policies DPD identifies Chelmsford's other 'key settlements' as including: Bicknacre; Boreham; Broomfield; Danbury; Galleywood; Great Leighs; Runwell; Stock; and Writtle.

This appendix presents a summary of the key characteristics of these settlements. High level constraints mapping for each settlement is also available as a separate document.

Key Settlement Characteristics

Settlement	Key Baseline Characteristics
Chelmsford	- The principal settlement within the Council's administrative area and more broadly within Essex with a population of 111,511 within the main urban area (as at the 2011 Census). - Chelmsford houses the main administrative, retail and employment uses which include Broomfield Hospital. Chelmsford is also a key recreational and cultural centre being the home of Essex County Cricket Club, museums and other cultural facilities. - Benefits from good access to the A12 which is the main trunk road between London and Colchester. Two other significant primary routes are the A130, which runs north-south across Essex, and the A414, which begins as a primary route in Chelmsford but its terminus is Maldon in Essex. - Major bus routes concentrate upon the new bus station whilst the nearby train station provides frequent services north-east into East Anglia, and south west to London. - Economically, Chelmsford has performed strongly in terms of job growth despite the implications of closures by some of the key employers of the preceding ten years such as Marconi. The City employs around 80,000 people. However, the ELR (2015) highlights that there is relatively limited availability of land supply in the City Centre of Chelmsford to accommodate future employment growth. - There are two medium-sized shopping centres, High Chelmer and The Meadows and four retail parks, Riverside, Chelmer Village, Clock Tower Retail Park and the smaller Homelands Retail Park. The ELR (2015) highlights that the City Centre has a strong retail sector with some 125,000 m² of retail floorspace. It performs well against other towns and is attractive to new investors given its socio-economic and demographic composition. Retail vacancies are relatively low and the City is well placed to accommodate future growth through the development of the Bond Street (John Lewis) development. - There are pockets of deprivation in the Chelmsford Urban Area including in the wards of Marconi, Patching Hall and St Andrews. - Traffic congestion is an issue in parts of the urban area and has led to the designation of the Army and Navy AQMA. - The character of the Chelmsford's urban area is defined by the river valleys, the Chelmer and Can which run through it and provide significant areas of greenspace which serve to sub-divide some of the main neighbourhoods. Green Wedges play an important role in protecting the character of the area and also have an important green infrastructure function. - Green Belt borders the urban area to the south and west which may be a constraint to future growth. - The rivers and the flood plain are a potentially significant constraint in parts of the urban area. - There are eight conservation areas located within Chelmsford's main urban area together with a number listed buildings concentrated within them. The City's assets include Chelmsford Cathedral which is a Grade I Listed Building. 4,000 new houses, including schools, jobs, infrastructure, sports facilities and green space are currently being implemented to the north of Chelmsford's main urban area through the NCAAP.

Settlement	Key Baseline Characteristics
South Woodham Ferrers	- South Woodham Ferrers is the second largest settlement within the Council's administrative area and is located to the south east approximately 10-12 km south of Chelmsford. It has a population of approximately 16,453 (as at the 2011 Census). - The town has 630 registered business enterprises (as at 2013). - The town centre consists of around 100 business units. Approximately 45% are retail premises. - The main secondary school in the town is William de Ferrers School. There are also five primary schools: Collingwood, Elmwood, St. Josephs RC, Trinity St. Mary's C of E and Woodville. - South Woodham Ferrers has good road transport links. The A132 lies to the north of the town, which leads to the A130 (a road linking Chelmsford to Canvey Island) and then into Wickford and to the A127 and A13 in Basildon. The B1012 road connects the town with the Dengie peninsula, including the towns of Burnham and Maldon. The town is also served by South Woodham Ferrers railway station, a station on the single track Crouch Valley Line. - The town's southern boundary is defined by the River Crouch, and the town is surrounded by countryside on its other three sides. The Green Belt is adjacent to the western boundary. - The Crouch Estuary is part of a large SSSI and SPA linking to sites in Maldon and Rochford Districts. These extend around three sides of the town. - Marsh Farm Country Park is an extensive rural area surrounding three sides of the town including the Washlands. It covers an area of 260 ha of which 180 ha is farmed (fenced-off) and is managed as a traditional grazing marsh. The rest is open to public access. It is a nature reserve as well as a working farm and offers recreation. - The majority of the town lies within Flood Zone 1. However, land beyond its boundary to the east, south and west is within Flood Zones 2 and 3.
Bicknacre	- Bicknacre is a village located approximately 2 km to south of Danbury and 5-6 km to the south east of Chelmsford's main urban area on the B1418 to the south of the A414. Bicknacre has a population of approximately 2,889 (including Woodham Ferrers, as at the 2011 Census). - The village has a range of facilities including a primary school, post office, a doctor's surgery, a church, two public houses, sport facilities and other local services/shops focussing around The Monks Mead parade. - Bicknacre Priory to the north of the village is a designated Scheduled Monument. - A SSSI (Thrift Wood, Woodham Ferrers) is located to the south of the village which consists of a dense wooded area.
Boreham	- Boreham is a village located 2-3 km to the north east of Chelmsford's main urban area to south of the A12 dual carriageway. It has a population of 3,597 (as at the 2011 Census). - Access to the village is taken off Boreham Interchange along the B1137. - The village is bounded to the north by the A12 and the Bulls Lodge Quarry Mineral Extraction Area lies to the north beyond the carriageway. - The village has a range of local facilities and amenities including a primary school, doctor's surgery, post office, five public houses, a church, a pharmacy and a recreational ground. - The Abercorn House neighbourhood centre provides important local services to local residents. These services include a food store, newsagents with post office and hairdressers. There are five small single units as well as a sixth larger food store. - There are two Conservation Areas within the village including a number of listed buildings. One is located at Martings Cottages and Six Bells to the north east of the village straddling the B1137. The second is located to the southern side of the village around Church Green. Parts of Chelmer and Blackwater Navigation Conservation Area runs through the south of the parish. - The rural setting of Boreham including the Chelmer valley is a key characteristic of the village.
Broomfield	- Broomfield lies to the northwest of Chelmsford's main urban area and has a population of 4,575 (as at 2011). - The parish covers 747 hectares, the bulk of which is cultivated land, mostly for growing crops but also meadow.

Settlement	Key Baseline Characteristics
	- To the east, the parish stretches across the River Chelmer and its associated flood plain, beyond Essex Regiment Way towards Beaulieu Park and New Hall. - The main settlement areas lie alongside Main Road (the B1008) which runs north/south through the Parish. The settlement covers 55 hectares and is bordered by a Green Wedge. - There is one Conservation Area located within the village around Church Green. - Broomfield contains the Chelmsford's single biggest employer, Broomfield Hospital, as well as one of Chelmsford's largest secondary schools. - The NCAAP allocates up to 800 dwellings in North-West Chelmsford and Broomfield for the period up to 2021.
Danbury	- Danbury is a village located 2-3 km to the east of Chelmsford's main urban area and on the A414. The village extends to the west, north and east of the A414 and is centred on the junction of Maldon Road and Mayes Lane. As at the 2011 Census, the village had a population of 5,087. - The village has good links to the local transport network which run along the A414. - The village has a range of local services fronting the A414, three primary schools, a medical centre, a surgery, four dentists, library, post office, five public houses, five sports facilities, five churches and an existing employment area within the settlement boundaries at the Royal British Legion Trading Estate. - There is a local neighbourhood centre located at Eves Corner, Maldon Road and Little Baddow Road. - The Danbury village neighbourhood centre is focused around the village green. The centre includes tea rooms, a bank and a hairdresser. Along the busier main road there is a larger food store and convenience newsagents/off licence. - There are dense wooded areas to the south and north of the village and a number of environmentally protected areas in close proximity to the village boundaries. In particular, there is a large SSSI to the south of village (Danbury Common) and two to the northern boundary (Woodham Walter Common and Blake's Wood and Lingwood Common). - Danbury Country Park to the west of the village is a Registered Park. - The central and western areas of the village lie within a Conservation Area and there are two Scheduled Monuments included to the south of the A414, Danbury Camp Hill Fort and the Medieval Tile Kiln, north of Eves Corner.
Galleywood	- Galleywood, is located to the south of Chelmsford's main urban area and has a population of 5,738 (as at the 2011 Census). - It has good transport links, with easy access to the A12 and in turn to the M25. The major route through the village of Galleywood is the B1007 Stock Road from Chelmsford to the A12 and Billericay. Watchouse Road is an important link between Galleywood and Great Baddow and is the signed route for HGVs serving the Signals Lane industrial area. - The main shopping facility at the junction of Watchouse Road and Skinners Lane comprises nine retail outlets, including a post office within the newsagent convenience store, a butcher, a greengrocer, an off-licence, a chemist, and a hair salon. Barnard Road hosts a range of mixed uses services and facilities. The Galleywood Medical Centre in Barnard Road was enlarged in 2004. - Beehive Lane accommodates a Chelmsford City Council sports and recreation facility. It is home to Chelmsford Sports Club incorporating separate cricket and hockey clubs. - There are three schools in Galleywood. - Galleywood is well served by regular bus services, terminating at the southern end of Barnard Road, to Chelmsford and through to Broomfield Hospital, running at 15 minute intervals during most of the day. - Galleywood is entirely enclosed by the Metropolitan Green Belt, consisting mainly of intensively farmed arable land, interspersed with some orchards and a few small patches of woodland. - The western side of the village is bounded by Galleywood Common, a mixture of woodland and open grassland that extends over farmland to the parish boundary. The Common is designated a Local Nature Reserve.
Great Leighs	Great Leighs is a village with a linear characteristic which runs parallel to the A131 north east of Chelmsford's main urban area and approximately 3km south of Braintree. It has a population of 2,709 (including Little Leighs, as at the 2011 Census).

Settlement	Key Baseline Characteristics
	- The village is serviced by two buses which provide public transport linkages to Chelmsford City Centre. - The village includes some local facilities and amenities such as a post office, two public houses, a church, a village hall and playing field. It also has one primary school - The village contains two sites of cultural and environmental importance which are Gubbions Hall Scheduled Monument and a Wildlife Trust Nature Reserve located to the north east of the main settlement.
Runwell	- Runwell is located adjacent to Wickford on the southern boundary of the Council's administrative area. The village lies 9-10 km south of Chelmsford and to the north of the A132 Runwell Road. As at the 2011 Census, the village had a population of 3,394. - The village lies within/adjacent to the Metropolitan Green Belt. - The River Crouch is to the south of the parish boundary. - The village has a number of local facilities including an existing primary school, a dentist, vets, mental health services unit, public house, a church (St Marys), café and recreational facilities (including a village hall, playing fields and allotments). - There are two authorised Gypsy sites located to the north east of the village located off Meadow Lane. - Planning permission has been granted for up to 575 homes and flexible use floorspace at the Former Hospital Site which could include retail, restaurant/pub or business/community uses. A site within the heart of the scheme has also been safeguarded for a new primary school to serve this site and the surrounding area. - A wider range of amenities is available within the town of Wickford approximately 0.5 km to the south. - The village has good access to public transport with Wickford train station and a range of bus services being available on the A132 all to the south of the village. - St. Mary's Church is the most notable landmark in Runwell situated adjacent to the A132 at the junction with Church End Lane.
Stock	- Stock lies 6-7 km south of Chelmsford and approximately 2-3 km to the north of Billericay in a rural area on the B1007 Stock Road. The settlement is centred round the junctions of High Street and Mill Road around The Square. As at the 2011 Census, the village had a population of 2,100. - The village has a good range of local services and facilities including a post office, primary school, a surgery, four public houses, a library, a Common and four churches. - The Stock neighbourhood centre is focused around The Square which is made up of a number of retail units including a post office/general store and restaurants. - The village is enclosed by the Metropolitan Green Belt. - The central area of the settlement to the north and south of the B1007 is a designated Conservation Area which includes a number of listed buildings such as the All Saints Church and Bear Inn and Farthings located around The Square.
Writtle	- Writtle is a village located about 1 km from the edge of Chelmsford's main urban area and has a population of 5,383 (as at the 2011 Census). - Access to the village is obtained from the A414 Greenbury Way to the south and the A1060 to the north. - Local services and facilities are catered for in the centre of the village and on the Rollestons Estate which includes a surgery, two schools, pharmacy, dentist, five public houses, library, five sports facilities, a post office and Writtle College. - There is an existing Travelling Show people site and authorised Gypsy and Traveller site located to the west of the village. - The village rises from the floodplain at the confluence of two rivers, the Can and the Wid. It is surrounded by a patchwork of fields with ancient and traditional hedgerows, interspersed with small groups of trees. Land to the north, south and west is designated as Metropolitan Green Belt. Land to the east, meanwhile, is a Green Wedge. - The eastern side of the village forms part of a Conservation Area Aubyns, on the approach to the church, is the only Grade I listed building within the village and there are a number of Grade 2 Listed Buildings within the Conservation Area.



Appendix E

Definitions of Significance

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	• Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)?	++	Significant Positive	The policy/proposal would have a positive effect on European or national designated sites, habitats or species (e.g. enhancing habitats, creating additional habitat or increasing protected species populations).
	• Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest?	+	Positive	The policy/proposal would create new habitat and link it with existing habitats or significantly improve existing habitats to support local biodiversity.
	• Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland?	0	Neutral	The policy/proposal would have major positive effects on protected geologically important sites.
	• Will it avoid damage to, and protect, geologically important sites?	-	Negative	The policy/proposal would significantly enhance Chelmsford City Area's green infrastructure network.
	• Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats?	--	Significant Negative	The policy/proposal would have a positive effect on sub-regional/local designated sites, habitats or species.
	• Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?			The policy/proposal would improve existing habitats to support local biodiversity.
	• Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich?			The policy/proposal would have positive effects on protected geologically important sites.
	• Will it provide opportunities for people to access the natural environment including green and blue infrastructure?	~	No Relationship	The policy/proposal would enhance Chelmsford City Area's green infrastructure network.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	Will it conserve and enhance species diversity, and in particular, avoid harm to indigenous Biodiversity Action Plan priority habitats and species and protected species?	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	- Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? - Will it reduce the level of homelessness? - Will it help to ensure the provision of good quality, well designed homes? - Will it deliver pitches required for Gypsies, Travellers and Travelling Showpeople?	++	Significant Positive	The policy/proposal would provide a significant increase to housing supply and would provide access to decent, affordable housing for residents with different needs (e.g. housing sites with capacity for 100 or more units).
		+	Positive	The policy/proposal would provide an increase to housing supply and would provide access to decent, affordable housing for residents with different needs (e.g. housing sites of between 1 and 99 units). The policy/proposal would make use of/improve existing buildings or unfit, empty homes. The policy/proposal would promote high quality design. The policy/proposal would deliver sufficient pitches to meet requirements for Gypsies, Travellers and Travelling Showpeople.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would reduce the amount of affordable, decent housing available (e.g. a net loss of between 1 and 99 dwellings).
		--	Significant Negative	The policy/proposal would significantly reduce the amount of affordable, decent housing available. (e.g. a net loss of 100+ dwellings).
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well	Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses	++	Significant Positive	The policy/proposal would significantly encourage investment in businesses, people and infrastructure which would lead to a more diversified economy, maximising viability of the local economy and reducing out-commuting (e.g.it would deliver over 1 ha of employment land). The policy/proposal would result in the creation of new educational institutions.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
located employment opportunities to everyone.	and attract inward investment?	+	Positive	The policy/proposal would encourage investment in businesses, people and infrastructure (e.g. delivering between 0.1 and 0.99 ha of employment land).
	• Will it maintain and enhance economic competitiveness?			The policy/proposal would provide accessible employment opportunities.
	• Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs?	0	Neutral	The policy/proposal would support diversification of the rural economy.
	• Will it support the growth of new sectors including those linked to the Anglia Ruskin University?	-	Negative	The policy/proposal would deliver residential development in close proximity to a major employment site (i.e. within 2,000m walking distance or 30mins travel time by public transport).
	• Will it help to diversify the local economy?	--	Significant Negative	The policy/proposal would support existing educational institutions.
	• Will it provide good quality, well paid employment opportunities that meet the needs of local people?	~	No Relationship	The policy/proposal would support economic growth in the low carbon sector.
	• Will it improve the physical accessibility of jobs?	?	Uncertain	The policy/proposal would not have any effect on the achievement of the objective.
	• Will it support rural diversification and economic development?			The policy/proposal would have negative effects on businesses, the local economy and local employment (e.g. it would result in the loss of between 0.1 and 0.99 ha of employment land).
	• Will it promote a low carbon economy?			The policy/proposal would have significant negative effects on business, the local economy and local employment (e.g. policy/proposal would lead to the closure or relocation of existing significant local businesses, loss of employment land of 1 ha or more, or would affect key sectors).
	• Will it reduce out-commuting?			The policy/proposal would result in the loss of existing educational establishments without replacement provision elsewhere within the Chelmsford City Area.
	• Will it improve access to training to raise employment potential?			There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
	• Will it promote investment in educational establishments?			The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness?	++	Significant Positive	The policy/proposal would significantly enhance the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit. The policy/proposal would create new, or significantly enhance existing, community facilities and services. The policy/proposal would significantly improve social and environmental conditions within deprived areas and support regeneration. The policy/proposal would ensure that new residential development is located in close proximity to a wide range of services and facilities (e.g. within 800 m of a wide range of services and/or the City Centre or South Woodham Ferrers town centre). The policy/proposal would significantly enhance the vitality and viability of South Woodham Ferrers town centre and/or villages.
	Will it encourage more people to live in urban areas?	+	Positive	The policy/proposal would enhance the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit. The policy/proposal would enhance existing community facilities and services. The policy/proposal would improve social and environmental conditions within deprived areas. The policy/proposal would ensure that new residential development is located in close proximity to some services and facilities (e.g. within 800 m of a key service). The policy/proposal would enhance the vitality and viability of South Woodham Ferrers town centre and/or villages.
	Will it enhance the public realm?	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
	Will it enhance the viability and vitality of South Woodham Ferrers town centre and secondary local centres?	-	Negative	The policy/proposal would undermine the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit. The policy/proposal would reduce the accessibility, availability and quality of existing community facilities and services. The policy/proposal would result in new residential development being located away from existing services and facilities (e.g. in excess of 2,000 m from a wide range of services). The policy/proposal would have an adverse effect on the vitality and viability of South Woodham Ferrers town centre and/or villages.
	Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?	--	Significant Negative	The policy/proposal would substantially undermine the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit leading to an outflow of the population and disinvestment. The policy/proposal would result in the loss of existing community facilities and services without their replacement elsewhere within the Chelmsford City Area. The policy/proposal would have a significantly adverse effect on the vitality and viability of South Woodham Ferrers town centre and villages. The policy/proposal would result in new residential development being inaccessible to existing services and facilities.
	Will it support rural areas by providing jobs, facilities and housing to meet needs?	~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
	Will it maintain and enhance community facilities and services?			
	Will it increase access to schools and colleges?			
	Will it enhance accessibility to key community facilities and services?			
	Will it align investment in services, facilities and infrastructure with growth?			
	Will it contribute to regeneration initiatives?			
	Will it foster social cohesion?			

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
5. Health and Wellbeing: To improve the health and wellbeing being of those living and working in the Chelmsford City Area.	- Will it avoid locating development where environmental circumstances could negatively impact on people's health? - Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? - Will it maintain and enhance Public Rights of Way and Bridleways? - Will it promote healthier lifestyles? - Will it meet the needs of an ageing population? - Will it support those with disabilities? - Will it support the needs of young people? - Will it maintain and enhance healthcare facilities and services? - Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? - Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments?	++	Significant Positive	The policy/proposal would have strong and sustained impacts on healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration. The policy/proposal would ensure that new residential development is located in close proximity to a range of healthcare facilities (e.g. within 800 m of a GP surgery and open space). The policy/proposal would deliver new healthcare facilities and/or open space. The policy/proposal would significantly reduce the level of crime through design and other safety measures.
		+	Positive	The policy/proposal would promote healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration. The policy/proposal would ensure that new residential development is located in close proximity to a healthcare facility (e.g. within 800 m of a GP surgery or open space). The policy/proposal would reduce crime through design and other safety measures.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would reduce access to healthcare facilities and open space. The policy/proposal would deliver residential development in excess of 800 m from a GP surgery and/or open space. The policy/proposal would lead to an increase in reported crime and the fear of crime in the district.
		--	Significant Negative	The policy/proposal would have effects which could cause deterioration of health. The policy/proposal would result in the loss of healthcare facilities and open space without their replacement elsewhere within the Chelmsford City Area. The policy/proposal would lead to a significant increase in reported crime and the fear of crime.
		~	No Relationship	The policy/proposal would have significant effects which would cause deterioration of health within the community (i.e. increase in pollution) There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	- Will it improve access to healthcare facilities and services? - Will it promote community safety? - Will it reduce actual levels of crime and anti-social behaviour? - Will it reduce the fear of crime? - Will it promote design that discourages crime?	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	- Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? - Will it reduce out-commuting? - Will it encourage a shift to more sustainable modes of transport? - Will it encourage walking, cycling and the use of public transport? - Will it help to reduce traffic congestion and improve road safety? - Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? - Will it locate new development in locations that support and make best	++	Significant Positive	The policy/proposal would significantly reduce need for travel, road traffic and congestion (e.g. new development is within 400 m walking distance of all services). The policy/proposal would create opportunities/incentives for the use of sustainable travel/transport of people/goods. The policy/proposal would significantly reduce out-commuting. The policy/proposal would support investment in transportation infrastructure and/or services.
		+	Positive	The policy/proposal would reduce need for travel (e.g. new development is within 400m of one or more services). The policy/proposal would encourage the use of sustainable travel/transport of people/goods.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would increase the need for travel by less sustainable forms of transport, increasing road traffic and congestion. The policy/proposal would deliver new development in excess of 400 m from public transport services/cycle routes.
		--	Significant Negative	The policy/proposal would significantly increase the need for travel by less sustainable forms of transport, substantially increasing road traffic and congestion. The policy/proposal would result in the loss of transportation infrastructure and/or services.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	- use of committed investment in strategic infrastructure? - Will it support the expansion, or provision of additional, park and ride facilities? - Will it enhance Chelmsford's role as a key transport node? - Will it reduce the level of freight movement by road?	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land?	++	Significant Positive	The policy/proposal would encourage significant development on brownfield land. The policy/proposal would result in existing land / soil contamination being removed. The policy/proposal would protect best and most versatile agricultural land.
	Will it avoid the loss of agricultural land including best and most versatile land?	+	Positive	The policy/proposal would encourage development on brownfield.
	Will it reduce the amount of derelict, degraded and underused land?	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
	Will it encourage the reuse of existing buildings and infrastructure?	-	Negative	The policy/proposal would result in development on greenfield or would create conflicts in land-use. The policy/proposal would result in the loss of agricultural land.
	Will it prevent land contamination and facilitate remediation of contaminated sites?	--	Significant Negative	The policy/proposal would result in the loss of best and most versatile agricultural land. The policy/proposal would result in land contamination.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
8. Water: To conserve and enhance water quality and resources.	Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration in existing status and/or failure to achieve the objective of good status under the Water Framework Directive?	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
	Will it improve ground and surface water quality?	++	Significant Positive	The policy/proposal would lead to a significant reduction of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater and/or surface water would be significantly improved and all water targets (including those relevant to biological and chemical quality) would be met/exceeded. The policy/proposal would lead to a significant reduction in the demand for water. The policy/proposal would support investment in water resources infrastructure.
	Will it reduce water consumption and encourage water efficiency?	+	Positive	The policy/proposal would lead to a reduction of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater or surface water would be improved and some water targets (including those relevant to biological and chemical quality) would be met/exceeded. The policy/proposal would lead to a reduction in the demand for water.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?	- -- ~ ?	Negative Significant Negative No Relationship Uncertain	The policy/proposal would lead to an increase in the amount of waste water, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be reduced. The policy/proposal would lead to an increase in the demand for water. The policy/proposal would lead to a significant increase in the amount of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be decreased and water targets would not be met. The policy/proposal would lead to deterioration of the current WFD classification. The policy/proposal would lead to a significant increase in the demand for water placing the Essex Water Resources Zone in deficit over the lifetime of the Essex and Suffolk Water Water Resources Management Plan. The policy/proposal would result in the capacity of existing wastewater management infrastructure being exceeded without appropriate mitigation. There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible. The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	- Will it help to minimise the risk of flooding to existing and new developments/infrastructure? - Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? - Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? - Will it ensure that new development does not give rise to flood risk elsewhere?	++ + 0 - -- ~	Significant Positive Positive Neutral Negative Significant Negative No Relationship	The policy/proposal would significantly reduce flood risk to new or existing infrastructure or communities (currently located within the 1 in 100 year floodplain). The policy/proposal would reduce flood risk to new or existing infrastructure or communities (currently located 1 in 1000 year floodplain). The policy/proposal would not have any effect on the achievement of the objective. It is anticipated that the policy will neither cause nor exacerbate flooding in the catchment. The policy/proposal would result in an increased flood risk within the 1 to 1000 year floodplain. The policy/proposal would result in development being located within Flood Zone 2. The policy/proposal would result in an increased flood risk within the 1 to 100 year floodplain. The policy/proposal would result in development being located within Flood Zone 3. There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	- Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? - Will it encourage the use of multifunctional areas and landscape design for drainage? - Will it help to discourage inappropriate development in areas at risk from coastal erosion? - Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
10. Air: To improve air quality.	- Will it maintain and improve air quality? - Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? - Will it avoid locating development in areas of existing poor air quality? - Will it minimise emissions to air from new development?	++	Significant Positive	The policy/proposal would significantly improve air quality and result in air quality targets being met/exceeded and the Army and Navy Air Quality Management Area (AQMA) being removed (or the area under the AQMA being reduced).
		+	Positive	The policy/proposal would improve air quality.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would lead to a decrease in air quality.
		--	Significant Negative	The policy/proposal would result in new development being located within 500 m of the Army and Navy AQMA.
		~	No Relationship	The policy/proposal would lead to a decrease in air quality and would result in the area of the Army and Navy AQMA having to be extended or new AQMAs being declared.
		?	Uncertain	The policy/proposal would result in new development being located within the Army and Navy AQMA.
				There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
				The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	- Will it minimise energy use and reduce or mitigate greenhouse gas emissions? - Will it plan or implement adaptation measures for the likely effects of climate change? - Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? - Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?	++	Significant Positive	The policy/proposal would significantly reduce greenhouse gas emissions from the Chelmsford City Area. The policy/proposal would significantly reduce energy consumption or increase the amount of renewable energy being used/generated.
		+	Positive	The policy/proposal would reduce greenhouse gas emissions from the Chelmsford City Area. The policy/proposal would increase resilience/decrease vulnerability to climate change effects. The policy/proposal would reduce energy consumption or increase the amount of renewable energy being used/generated. The policy/proposal would support/encourage sustainable design.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would lead to an increase in greenhouse gas emissions from the Chelmsford City Area. The policy/proposal would not increase resilience/decrease vulnerability to climate change effects.
		--	Significant Negative	The policy/proposal would lead to a significant increase in greenhouse gas emissions from the Chelmsford City Area. The policy/proposal would increase vulnerability to climate change effects.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	- Will it minimise the demand for raw materials? - Will it promote the use of local resources? - Will it reduce minerals extracted and imported? - Will it increase efficiency in the use of raw materials and promote recycling? - Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan?	++	Significant Positive	The policy/proposal would reduce the amount of waste generated through prevention, minimisation and re-use. The policy/proposal would significantly reduce the amount of waste going to landfill through recycling and energy recovery. The policy/proposal would support/encourage investment in waste management facilities.
		+	Positive	The policy/proposal would reduce the amount of waste going to landfill through recycling and energy recovery. The policy/proposal would encourage the use of sustainable materials.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would result in an increased amount of waste going to landfill. The policy/proposal would increase the demand for local resources.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	- Will it reduce waste arisings? - Will it increase the reuse and recycling of waste? - Will it support investment in waste management facilities to meet local needs? - Will it support the objectives and proposals of the Essex Minerals Local Plan?	-- ~ ?	Significant Negative No Relationship Uncertain	The policy/proposal would result in a significantly increased amount of waste going to landfill. The policy/proposal would significantly increase the demand for local resources. The policy/proposal would result in inappropriate development within a Minerals Safeguarding Area. There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible. The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	- Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? - Will it tackle heritage assets identified as being 'at risk'? - Will it promote sustainable repair and reuse of heritage assets? - Will it protect or enhance the significance of designated heritage assets? - Will it protect or enhance the significance of non-designated heritage assets? - Will it promote local cultural distinctiveness? - Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? - Will it improve and promote access to buildings and	++ + 0 - -- ~	Significant Positive Positive Neutral Negative Significant Negative No Relationship	The policy/proposal would protect and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with national designations (including their setting). The policy/proposal will make use of historic buildings, spaces and places through sensitive adaption and re-use allowing these distinctive assets to be accessed. The policy/proposal would result in an assets(s) being removed from the At Risk Register. The policy/proposal would protect and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with local designations (including their setting). The policy/proposal will increase access to historical/cultural/archaeological/architectural buildings/spaces/places. The policy/proposal would not have any effect on the achievement of the objective. The policy/proposal would lead to deterioration of the sites, areas and features of historic, cultural, archaeological and architectural interest with local designations. The policy/proposal would temporarily restrict access to historical/cultural/archaeological/architectural buildings/spaces/places. The policy/proposal would lead to deterioration of the sites, areas and features of historic, cultural, archaeological and architectural interest with national designation or result in the destruction of heritage assets (national or local). The policy/proposal would permanently restrict access to historical/cultural/archaeological/architectural buildings/spaces/places. The policy/proposal would result in an asset being placed on the At Risk Register. There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	landscapes of historic/cultural value? • Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	• Will it conserve and enhance landscape character and townscapes?	++	Significant Positive	The policy/proposal would offer potential to significantly enhance landscape/townscape character.
	• Will it promote high quality design in context with its urban and rural landscape?	+	Positive	The policy/proposal would ensure the long term protection of the Green Belt. The policy/proposal would offer potential to enhance landscape/townscape character.
	• Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures?	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
	• Will it help to conserve and enhance the character of the undeveloped coastline?	-	Negative	The policy/proposal would have an adverse effect on landscape/townscape character.
	• Will it avoid inappropriate erosion to the Green Wedges?	--	Significant Negative	The policy/proposal would have a significant adverse effect on landscape/townscape character. The policy/proposal would result in inappropriate development in the Green Belt or affect the permanence of the Green Belt boundary.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.

Appendix F

Appraisal of Development Requirements and Spatial Strategy

Key to Appraisals

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

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

Housing Requirement: 21,893 dwellings, 9 permanent pitches for Gypsies and Travellers and 24 permanent plots for Travelling Showpeople

SA Objective	Guide Questions	Score	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? - Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? - Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? - Will it avoid damage to, and protect, geologically important sites? - Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? - Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? - Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? - Will it provide opportunities for people to access the natural environment including green and blue infrastructure?	-/?	Likely Significant Effects Within the Chelmsford City Council administrative area (the City Area) there are three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake's Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also three Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS). It is assumed that residential development would not directly affect these designated sites although housing growth could have indirect negative effects on these assets due to, for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation. However, this would be dependent on the exact location of future development, the proximity of the development to the designated sites and the ease of access to the sites. In this regard, the HRA of the Pre-Submission Local Plan highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional 'in combination' effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. Residential development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land is required for development. The development of greenfield land could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and occupation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected. Notwithstanding the above, it should be noted that planning permission has already been granted for a proportion of the housing requirement and/or sites have been built

SA Objective	Guide Questions	Score	Commentary
			out and it is assumed that impacts on biodiversity have been duly considered, including proximity to sensitive sites and species. Residential development may provide opportunities to enhance existing, or incorporate new, green infrastructure. This could potentially have a significant positive effect on this objective by improving the quality and extent of habitats and by increasing the accessibility of both existing and prospective residents to such assets. Overall, the housing requirement has been assessed as having a negative effect on this objective due to the potential for indirect, adverse effects on designated sites, and the loss of habitats from the use of greenfield land, although uncertainty remains with regard to the exact type, magnitude and duration of effects. Mitigation - Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate, consistent with the NPPF. - Careful consideration should be given to the selection of site allocations in order to avoid significant adverse effects on European sites, or significant harm to nationally and locally designated sites. Appropriate mitigation should be identified where necessary. - Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development. Assumptions - For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. Uncertainties - The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	- Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? - Will it reduce the level of homelessness? - Will it help to ensure the provision of good quality, well designed homes?	++	Likely Significant Effects According to the Council's Authority Monitoring Report (AMR) (2017), there has been an average completion rate of 595 dwellings per annum between 2001 and 2017. The AMR also notes that during the year 2016/2017 housing completion rates increased compared with the previous year (with 1,002 completions recorded) and that development activity continues to increase with commencements on the majority of the Council's strategic housing sites. The preferred housing requirement makes provision for a minimum of 18,515 net new homes over the plan period at an average annual rate of 805 net new homes per-year. This is in accordance with the City Area's objectively assessed housing need as identified in the Objectively Assessed Housing Needs (OAHN) Study (2016). The housing requirement also

SA Objective	Guide Questions	Score	Commentary
	Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople?		includes close to a further 20% uplift which equates to a total requirement of 952 dwellings per annum or 21,893 net new homes over the period 2013-2036. The inclusion of a circa 20% buffer reflects the recommendations of the OAHN Study which states that an uplift is needed to respond to issues related to the past provision of homes and to address 'market signals' including London-related migration needs. This is expected to help provide a degree of flexibility by ensuring choice and competition in the market for land and is consistent with the National Planning Policy Framework's (NPPF) (2012) direction that local planning authorities should seek to boost significantly the supply of housing (see para 47) and the broad aim of the Housing White Paper (2017). The Gypsy and Traveller Accommodation Assessment covers the period 2016 to 2033 and identifies a requirement of 8 additional nomadic Gypsy and Traveller pitches and 20 additional nomadic Travelling Showpeople plots to be developed by 2033. Extrapolating these figures up to 2036 by calculating the average numbers required per year from 2016 to 2033 and adding them on to 2016 to 2033 requirements results in the total requirements of 9 Gypsy and Traveller pitches and 24 Travelling Showpeople plots up to 2036. The housing requirement would therefore meet this demand. Overall, the housing requirement has been assessed as having a significant positive and effect on this objective. Mitigation - The Local Plan could promote the voluntary use of the Lifetime Homes Standard and the Home Quality Mark to encourage the provision of high quality housing. - The Local Plan could ensure that a proportion of housing reflects the needs of an ageing population and also the specific needs of the disabled by requiring a proportion of dwellings to be wheelchair accessible and for a proportion of dwellings to achieve requirement M4(2) of the Building Regulations 2015, which relates to accessible and adaptable dwellings. Assumptions - None identified. Uncertainties - The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	- Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? - Will it maintain and enhance economic competitiveness? - Will it strengthen the convenience shopping role in Chelmsford City	++	Likely Significant Effects The construction of new dwellings would support the construction sector both within and outside the City Area and has the potential to create employment opportunities as well as increased economic activity in the local and wider supply chain. However, the extent to which the jobs created benefit the City Area's residents will depend on the number jobs created and the recruitment policies of prospective employers. In the longer term (once development is

SA Objective	Guide Questions	Score	Commentary
	Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? - Will it support the growth of new sectors including those linked to the Anglia Ruskin University? - Will it help to diversify the local economy? - Will it provide good quality, well paid employment opportunities that meet the needs of local people? - Will it improve the physical accessibility of jobs? - Will it support rural diversification and economic development? - Will it promote a low carbon economy? - Will it reduce out-commuting? - Will it improve access to training to raise employment potential? - Will it promote investment in educational establishments?		complete), the increase in local population could boost the local labour market and increase economic activity in the local community. The Council's Employment Land Review (ELR) (2015) highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region and has the largest economy, contributing £3.4 billion to the UK economy in 2011 (around 60% of the total Heart of Essex contribution). Accordingly, Chelmsford has the largest business base within the Heart of Essex and was home to 7,665 enterprises supporting 81,000 jobs across a mixed economy in 2016. As part of the OAHN Study, an analysis of economic forecasts has been undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes needed to accommodate these levels of growth. The Study concludes that, to meet an objectively assessed requirement for 725 new jobs per year, 706 new homes per-year would be required. The housing requirement would meet and exceed this requirement and opportunities may also be provided for those who currently commute into the City Area to live in the area. Overall, the housing requirement has been assessed as having a significant positive effect on this objective. Mitigation - The Local Plan could encourage local recruitment/training associated with the construction and operational phases of development. Assumptions - None identified. Uncertainties - The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	- Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? - Will it encourage more people to live in urban areas? - Will it enhance the public realm? - Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? - Will it tackle deprivation in the most deprived areas, promote social	+/-	Likely Significant Effects Residential development has the potential to improve the viability and vitality of existing shops, services and facilities in the City Centre, South Woodham Ferrers and principal and local neighbourhood centres. New development may also encourage and support investment in existing, and the provision of new, services and facilities in the City Area through, for example, developer contributions and on-site provision. This could help enhance the accessibility of existing and prospective residents to key services and facilities, although this would be dependent on the exact location of new development and the level of investment generated. Larger services such as schools and health facilities as well as employment opportunities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. Should future residential development be focused in these areas, then prospective residents are likely to benefit from high levels of accessibility.

SA Objective	Guide Questions	Score	Commentary
	inclusion and mobility and reduce inequalities in access to education, employment and services? - Will it support rural areas by providing jobs, facilities and housing to meet needs? - Will it maintain and enhance community facilities and services? - Will it increase access to schools and colleges? - Will it enhance accessibility to key community facilities and services? - Will it align investment in services, facilities and infrastructure with growth? - Will it contribute to regeneration initiatives? - Will it foster social cohesion?		Depending on where new development is located, there is the potential for growth to increase pressure on existing community facilities and services generating a negative effect on this objective. For example, Essex County Council has identified (in the Commissioning School Places in Essex 2016-2021 report (2017)) that there will be deficits in the number of primary and secondary school places in the period to 2020/21 in some areas in the absence of additional provision. The County Council has a statutory duty to ensure that the supply of school places meets demand, they also have to promote parental choice, diversity and fair access. The 2015 Indices of Multiple Deprivation (IMD) ranked the Chelmsford City Area as 261st out of 326 local authorities (where a rank of 1 is the most deprived and 326 is the least deprived) placing Chelmsford in the top 20% least deprived local authority areas nationally. However, there are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, all within the City of Chelmsford, being within the most deprived in the country. Development within or near to the deprived LSOAs could have a positive effect upon these areas as housing and associated key services and community facilities may become more accessible. Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective. Mitigation - Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. - New residential development should be located in close proximity to services and facilities and/or incorporate new facilities. - Developer contributions towards key services and facilities should be sought where appropriate. Assumptions - None identified. Uncertainties - The Education Act 2011 requires that, where the need for a new school is identified, the Local Education Authority (LEA) invites proposals to establish an academy or free school, with the decision over whether to go ahead ultimately taken by the Department for Education. Once established LEAs cannot require academies or free schools to expand. So there are uncertainties as to how future needs for school places will be met which are outside of the control of the Local Plan.

SA Objective	Guide Questions	Score	Commentary
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	- Will it avoid locating development where environmental circumstances could negatively impact on people's health? - Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? - Will it maintain and enhance Public Rights of Way and Bridleways? - Will it promote healthier lifestyles? - Will it meet the needs of an ageing population? - Will it support those with disabilities? - Will it support the needs of young people? - Will it maintain and enhance healthcare facilities and services? - Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? - Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? - Will it improve access to healthcare facilities and services? - Will it promote community safety? - Will it reduce actual levels of crime and anti-social behaviour? - Will it reduce the fear of crime? - Will it promote design that discourages crime?	+/-	Likely Significant Effects The construction of new housing may have a localised negative effect on the health and wellbeing of residents, particularly those with poor respiration, who are in close proximity to development sites and along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues would be more pertinent if development were to take place within sensitive areas such as the Army and Navy Air Quality Management Area (AQMA) and those locations with pre-existing health issues. However, these effects are expected to be temporary and not significant. Once dwellings are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline presented in Section 3 of the SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads. As at 2016, the Chelmsford City Area had 2,446 ha of open space including 263 ha of park, sport and recreation grounds open space. It should be noted, however, that the Chelmsford Open Space Study (2016) has found some deficiencies in open space provision including amenity greenspace, parks and recreation grounds and play space. New development could be expected to provide an opportunity to facilitate further the promotion of healthy lifestyles through addressing these deficiencies. The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. Should future residential development be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then prospective residents are likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce emissions to air associated with car use). Additional housing development within the City Area could increase investment in health care facilities. However, without appropriate levels of investment, there is a risk that increased demand from new residents may affect the quality of existing facilities and services. In this regard, GP-patient ratio data for the NHS Mid Essex Clinical Commissioning Group highlights that, as of 2014, ratios were 1,654.29 patients per Full Time Equivalent (FTE) GP. This was above the UK average of 1,580 patients per FTE. Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective. Mitigation - Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site for residential developments. - Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.

SA Objective	Guide Questions	Score	Commentary
			- Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. - New development should be located in close proximity to health care facilities. - Careful consideration should be given to the distribution of new development vis-à-vis GP capacity/availability. - Existing open space and recreational facilities should be protected, or replacement provision sought. - Local Plan policies should ensure that new development (in isolation or cumulatively) does not significantly impact on air quality. Assumptions - None identified. Uncertainties - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	- Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? - Will it reduce out-commuting? - Will it encourage a shift to more sustainable modes of transport? - Will it encourage walking, cycling and the use of public transport? - Will it help to reduce traffic congestion and improve road safety? - Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? - Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? - Will it support the expansion, or provision of additional, park and ride facilities? - Will it enhance Chelmsford's role as a key transport node?	+/-/?	Likely Significant Effects The development of 952 dwellings per annum would increase traffic both during construction and once development is complete. This could result in localised traffic congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 of the SA Report notes that development could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard. The housing requirement would meet (as a minimum) Chelmsford's objectively assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall. The delivery of 21,893 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision due to greater demand linked with population growth and developer contributions. Should future residential development be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then prospective residents are also likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce car use). Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.

SA Objective	Guide Questions	Score	Commentary
	Will it reduce the level of freight movement by road?		Mitigation - Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. - Local Plan policies should positively promote walking and cycling as part of new developments. - Local Plan policies should seek to address the pressure on the current transport network, aligning with, and supporting, proposals contained in the existing Local Development Framework and Local Transport Plan. - Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities. - Opportunities should be sought to secure investment in public transport provision. Assumptions - None identified. Uncertainties - The impact of housing growth on levels of commuting is to some extent uncertain.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	- Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? - Will it avoid the loss of agricultural land including best and most versatile land? - Will it reduce the amount of derelict, degraded and underused land? - Will it encourage the reuse of existing buildings and infrastructure? - Will it prevent land contamination and facilitate remediation of contaminated sites?	+/-	Likely Significant Effects Housing growth is expected to encourage the reuse of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that a potentially substantial area of greenfield land will be required. This has been assessed as having a significant negative effect on this objective. The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land. Should development result in the loss of this land, then there would be further negative effects on this objective and which could be significant. Overall, the housing requirement has been assessed as having a mixed positive and significant negative effect on this objective. Mitigation - Local Plan policies and proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies and proposals should prioritise the development of brownfield over greenfield land where possible. - Local Plan policies and proposals should seek to use areas of suitable poorer quality agricultural land in preference to that of a higher quality.

SA Objective	Guide Questions	Score	Commentary
			- Local Plan policies should resist the development of best and most versatile agricultural land. - Local Plan policies should promote the management of soils on development sites. Assumptions - None identified. Uncertainties - None identified.
8. Water: To conserve and enhance water quality and resources.	- Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? - Will it improve ground and surface water quality? - Will it reduce water consumption and encourage water efficiency? - Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?	-	Likely Significant Effects The construction of new housing development and the consequent growth in population can be expected to increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Water Resources Management Plan 2014 also indicates that the Essex Water Resource Zone, which Chelmsford City Area sits within, will be in surplus beyond the period of the plan (to 2039/40). In this context, the Water Cycle Study Update (2017) concludes that there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. In consequence, effects on water resource availability are not expected to be significant. Depending on the location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). However, it is assumed that the design of new development will include (where appropriate) sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality). Overall, the housing requirement has been assessed as having a negative effect on this objective. Mitigation - The Council should consider the potential for Local Plan policies to support water company water efficiency activities, including the requirement for new homes to include the optional requirement in the Building Regulations for 110 litres maximum daily allowable usage per person. - It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. Assumptions

SA Objective	Guide Questions	Score	Commentary
			- It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. - Measures contained in the Essex and Suffolk Water: Water Resources Management Plan would be expected to help ensure that future water resource demands are met. - There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. Uncertainties - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	- Will it help to minimise the risk of flooding to existing and new developments/infrastructure? - Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? - Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? - Will it ensure that new development does not give rise to flood risk elsewhere? - Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? - Will it encourage the use of multifunctional areas and landscape design for drainage? - Will it help to discourage inappropriate development in areas at risk from coastal erosion? - Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?	-/?	Likely Significant Effects The baseline analysis presented in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development. Environment Agency flood maps indicate that surface water flooding is a potential constraint in some parts of the City Area including within the main urban areas of Chelmsford and South Woodham Ferrers. In this context, the loss of greenfield land to support housing development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding). There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage. However, this is dependent on policies contained within the Local Plan, the competing priorities for developer contributions and details of site specific proposals. Overall, the housing requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development. Mitigation - Local Plan policies and proposals should avoid development in areas of flood risk (e.g. Flood Zones 2 and 3). - Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. - Local Plan policies should seek to promote as close to greenfield runoff rates as possible.

SA Objective	Guide Questions	Score	Commentary
			Assumptions - It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. - The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. Uncertainties - None identified.
10. Air: To improve air quality.	- Will it maintain and improve air quality? - Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? - Will it avoid locating development in areas of existing poor air quality? - Will it minimise emissions to air from new development?	-1?	Likely Significant Effects The construction of new residential development is likely to have a negative effect on air quality due to, for example, emissions generated from plant and HGV movements during construction. Once dwellings are occupied, the increase in population in the City Area will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016. Effects on this objective may be more pronounced if development is located near to, or within, the Army and Navy AQMA (which has been designated due to exceedances in Nitrogen Dioxide (NO₂)) and health deprived areas of the City Area. The HRA identifies that growth supported by the Pre-Submission Local Plan has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. The housing requirement would meet (as a minimum) Chelmsford's objectively assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated pollution from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall. The delivery of 21,893 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions to air associated with car use and congestion. Should future residential development be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions to air. Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains. Mitigation

SA Objective	Guide Questions	Score	Commentary
			- Policies contained within the Local Plan should seek to reduce congestion. - Local Plan policies should ensure that development within the City Area's Army and Navy AQMA is consistent with the objectives of the AQMA. - Local Plan policies should ensure that new development (in isolation or cumulatively) does not significantly impact on air quality. - Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities. - Opportunities should be sought to secure investment in public transport provision. Assumptions - None identified. Uncertainties - The impact of housing growth on levels of commuting is to some extent uncertain.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	- Will it minimise energy use and reduce or mitigate greenhouse gas emissions? - Will it plan or implement adaptation measures for the likely effects of climate change? - Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? - Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?	-/?	Likely Significant Effects Residential development would be expected to increase overall energy consumption and greenhouse gas emissions within the City Area. Sources of emissions will include the use of plant, HGV movements and the embodied carbon in materials during construction and domestic energy consumption and vehicle movements once dwellings are occupied. Notwithstanding the anticipated increase in overall emissions identified above, per capita emissions of CO₂ for the Chelmsford City Area have generally fallen, albeit slowly, over the period 2005-2013 and residential development could present opportunities for new homes to include low carbon technologies within their design and to use low carbon materials within their construction. The housing requirement would meet (as a minimum) Chelmsford's objectively assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated greenhouse gas emissions from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall. The delivery of 21,893 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions associated with car use and congestion. Should future residential development be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions. Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.

SA Objective	Guide Questions	Score	Commentary
			Mitigation - Local Plan policies could promote high standards of low carbon and energy efficient design including, where appropriate, renewable energy provision in non-residential buildings. It is acknowledged that policy at the national level limits the ability of local planning authorities to do this as the Code for Sustainable Homes has been discontinued, with some requirements secured through the Building Regulations. - The Local Plan could promote the voluntary use of the Home Quality Mark. - Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities. Assumptions - None identified. Uncertainties - The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	- Will it minimise the demand for raw materials? - Will it promote the use of local resources? - Will it reduce minerals extracted and imported? - Will it increase efficiency in the use of raw materials and promote recycling? - Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? - Will it reduce waste arisings? - Will it increase the reuse and recycling of waste? - Will it support investment in waste management facilities to meet local needs? - Will it support the objectives and proposals of the Essex Minerals Local Plan?	-	Likely Significant Effects The construction of new dwellings will require raw materials (such as aggregates, steel and timber). This may place pressure on local mineral assets to support construction. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments. Some parts of the City Area have been designated as Mineral Safeguarding Areas. However, residential development within these areas is unlikely as the principle of extraction has been accepted and the need for release of minerals proven within the Minerals Local Plan. If there are any instances where development sites overlay a Mineral Safeguarding Area it may be feasible to work minerals prior to development taking place. Residential development will generate waste through construction, although it is anticipated that a proportion of this waste would be reused or recycled. Once dwellings are occupied, there would also be an increase in municipal waste arisings which could place pressure on existing waste management facilities. However, it is again anticipated that a proportion of this waste would be reused or recycled (in 2014/15, 43.5% of all waste collected was sent for recycling/composting/reuse). Overall, the housing requirement has been assessed as having a negative effect on this objective.

SA Objective	Guide Questions	Score	Commentary
			Mitigation - The Council should consider the potential for Local Plan policies to encourage the use of recycled and secondary materials in new developments. - The provision of recycling facilities within new developments should be a component of Local Plan design and/or waste management policies. - The reuse of construction and demolition wastes on site should be promoted. Assumptions - It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. Uncertainties - The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	- Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? - Will it tackle heritage assets identified as being 'at risk'? - Will it promote sustainable repair and reuse of heritage assets? - Will it protect or enhance the significance of designated heritage assets? - Will it protect or enhance the significance of non-designated heritage assets? - Will it promote local cultural distinctiveness? - Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? - Will it improve and promote access to buildings and landscapes of historic/cultural value? - Will it recognise, conserve and enhance the inter-relationship	+/-/?	Likely Significant Effects Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,1,21 listed buildings (including 26 Grade I, 55 Grade II* and 1,040 Grade II), 20 scheduled monuments, 25 conservation areas and 9 registered parks and gardens within the Chelmsford City Area. Residential development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area. Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development which is currently uncertain. New residential development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage-led development to positively impact and enhance the setting of assets. Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective. Mitigation Policies and proposals contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development.

SA Objective	Guide Questions	Score	Commentary
	between the historic and natural environment?		- Policies within the Local Plan should promote high standards of architecture and urban design. - The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. Assumptions - None identified. Uncertainties - The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	- Will it conserve and enhance landscape character and townscapes? - Will it promote high quality design in context with its urban and rural landscape? - Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? - Will it help to conserve and enhance the character of the undeveloped coastline? - Will it avoid inappropriate erosion to the Green Wedges?	+/-/?	Likely Significant Effects There are no national landscape designations affecting the Chelmsford City Area. However, the delivery of 21,893 dwellings is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. In particular, the level of growth proposed is likely to increase the potential pressure on greenfield land for development and could lead to higher density (and taller) residential development. Notwithstanding the effects identified, it should be noted that planning permission has already been granted for a proportion of this housing requirement and/or sites have been built and it is assumed that impacts on landscape have been duly considered. The baseline analysis presented in Section 3 of the SA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Residential development has the potential to adversely affect the townscape character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area). Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development. Mitigation

SA Objective	Guide Questions	Score	Commentary
			- Local Plan policies and proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. - Detailed policies on high quality design should be contained within the Local Plan. - Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. Assumptions - None identified. Uncertainties - The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.

Employment Requirement (725 jobs per annum/ a minimum of 55,000sqm of employment floorspace and 13,400 sqm of retail floorspace over the plan period)

SA Objective	Guide Questions	Score	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? - Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? - Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? - Will it avoid damage to, and protect, geologically important sites? - Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? - Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? - Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? - Will it provide opportunities for people to access the natural environment including green and blue infrastructure?	-/?	Likely Significant Effects There are three European sites within the Chelmsford City Council administrative area (the City Area): Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake's Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also three Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS). It is assumed that employment development would not directly affect these designated sites although the construction and operation of employment uses could have indirect negative effects on these assets due to, for example, emissions to air and noise. However, this would be dependent on the exact location and type of future development and the proximity of the development to the designated sites. There are a limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area. In consequence, it is expected that a large proportion of new employment development would be situated on greenfield land, which could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected. Overall, the employment requirement has been assessed as having a negative effect on this objective, however the magnitude of the effect is uncertain. Mitigation - Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. - Careful consideration should be given to the selection of site allocations in order to avoid significant adverse effects on European sites, or significant harm to nationally and locally designated sites. Appropriate mitigation / compensation should be identified where necessary. - Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development. Assumptions

SA Objective	Guide Questions	Score	Commentary
			- It is assumed that new development would not be located on land designated for nature conservation. - For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. Uncertainties - The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	- Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? - Will it reduce the level of homelessness? - Will it help to ensure the provision of good quality, well designed homes? - Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople?	0	Likely Significant Effects The housing requirement has taken into account forecast demand associated with jobs growth over the plan period. In consequence, the employment requirement has been assessed as having a neutral effect on this objective. Mitigation - None identified. Assumptions - None identified. Uncertainties - None identified.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	- Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? - Will it maintain and enhance economic competitiveness? - Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? - Will it support the growth of new sectors including those linked to the Anglia Ruskin University? - Will it help to diversify the local economy?	++	Likely Significant Effects The construction of new employment space would support the construction sector and has the potential to create spend in the local supply chain. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit the City Area's residents will depend on the number of jobs created and the recruitment policies of prospective employers. The Council's Employment Land Review (ELR) (2015) highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region (which comprises the local authority areas of Chelmsford, Brentwood and Maldon) and has the largest economy, contributing £3.4 billion to the UK economy in 2011 (around 60% of the total Heart of Essex contribution). However, the ELR found that Chelmsford has a relatively limited supply of land to accommodate future growth, particularly in respect of office uses. In this context, the provision of a minimum of 55,000 sqm of employment floorspace over the plan period to support 725 jobs per annum and retail provision would be expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses and attracting inward investment. Jobs growth would, in-turn,

SA Objective	Guide Questions	Score	Commentary
	- Will it provide good quality, well paid employment opportunities that meet the needs of local people? - Will it improve the physical accessibility of jobs? - Will it support rural diversification and economic development? - Will it promote a low carbon economy? - Will it reduce out-commuting? - Will it improve access to training to raise employment potential? - Will it promote investment in educational establishments?		increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses. The provision of local employment opportunities may help to tackle unemployment, particularly in the more deprived parts of the City Area. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market), their location/accessibility and the recruitment policies of prospective employers. The provision of retail floorspace will help support the shopping role of Chelmsford City Centre and South Woodham Ferrers town centre in particular. The employment requirement of 725 jobs per annum is consistent with the findings of the 2016 East of England Forecasting Model for net new jobs. It should be noted, however, that this is below forecasts by Edge Analytics (1,013 jobs per annum, between the period 2013 to 2037) and Experian (952 jobs per annum between 2013 and 2036). In consequence, there is at least the potential for the preferred employment requirement to result in insufficient employment land being made available to accommodate future jobs growth in the City Area. Overall, the employment requirement has been assessed as having a significant positive effect on this objective. Mitigation - None identified. Assumptions - None identified. Uncertainties - The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers. - There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	- Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? - Will it encourage more people to live in urban areas? - Will it enhance the public realm? - Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres?	+	Likely Significant Effects Jobs growth and the associated provision of employment land and retail floorspace would help to attract investment to the City of Chelmsford and South Woodham Ferrers, promoting urban renaissance. Jobs growth would also increase spend in the local economy, helping to improve the viability and vitality of existing shops, services and facilities in the areas where development is allocated. There are pockets of deprivation across the City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country. Jobs growth may create employment opportunities that are accessible to the City Area's residents, including those in these deprived areas. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the

SA Objective	Guide Questions	Score	Commentary
	- Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? - Will it support rural areas by providing jobs, facilities and housing to meet needs? - Will it maintain and enhance community facilities and services? - Will it increase access to schools and colleges? - Will it enhance accessibility to key community facilities and services? - Will it align investment in services, facilities and infrastructure with growth? - Will it contribute to regeneration initiatives? - Will it foster social cohesion?		context of the local labour market), their location/accessibility and the recruitment policies of prospective employers. Whilst jobs growth would be unlikely to have a direct effect on education, training and apprenticeship opportunities may be provided by businesses who occupy new premises once sites have been developed. This could help to raise skill levels amongst workers and residents in the City Area. The provision of retail floorspace will help support the shopping role of Chelmsford City Centre and South Woodham Ferrers town centre in particular. Overall, the employment requirement has been assessed as having a positive effect on this objective. Mitigation - Local Plan policies should ensure that new development supports specific regeneration opportunities where possible, including the promotion of local recruitment during the construction and operational areas. Assumptions - None identified. Uncertainties - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	- Will it avoid locating development where environmental circumstances could negatively impact on people's health? - Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? - Will it maintain and enhance Public Rights of Way and Bridleways? - Will it promote healthier lifestyles? - Will it meet the needs of an ageing population? - Will it support those with disabilities? - Will it support the needs of young people? - Will it maintain and enhance healthcare facilities and services? - Will it align investment in healthcare facilities and services with growth to	+/-/?	Likely Significant Effects The construction of employment sites has the potential to have a localised and short term negative effect on the health and wellbeing of residents, with poor respiration, who are in close proximity to development sites and/or along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues will be more pertinent within sensitive areas such as the Army and Navy Air Quality Management Area (AQMA), those locations with pre-existing health issues and other deprived areas within the City Area. However, these effects are expected to be temporary and not significant. Once premises are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with the movement of workers to/from sites and operational traffic (including HGVs). In this context, the baseline analysis presented in Section 3 of the SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads. The creation of local employment opportunities and additional retail floorspace could reduce out-commuting from the City Area and associated emissions to air. However, as noted under SA Objective 3, there remains some uncertainty regarding jobs forecasts. The extent to which new employment development promotes healthy lifestyles through, for example, walking and cycling will be dependent on its accessibility. Should future development

SA Objective	Guide Questions	Score	Commentary
	ensure that there is capacity to meet local needs? - Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? - Will it improve access to healthcare facilities and services? - Will it promote community safety? - Will it reduce actual levels of crime and anti-social behaviour? - Will it reduce the fear of crime? - Will it promote design that discourages crime?		be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then employment opportunities would be physically accessible to a relatively large labour pool which may promote walking and cycling (and also, potentially, reduce emissions to air associated with car use). Overall, the employment requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Mitigation - Careful consideration should be given to the location of site allocations vis-a-vis sensitive receptors. Assumptions - None identified. Uncertainties - There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	- Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? - Will it reduce out-commuting? - Will it encourage a shift to more sustainable modes of transport? - Will it encourage walking, cycling and the use of public transport? - Will it help to reduce traffic congestion and improve road safety? - Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? - Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? - Will it support the expansion, or provision of additional, park and ride facilities? - Will it enhance Chelmsford's role as a key transport node?	+/-/?	Likely Significant Effects The provision of employment land would be expected to increase levels of traffic during both the construction of premises and once development is complete. This may result in congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 notes that future development in the City Area could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard. The baseline analysis notes that in 2011, a total of 30,605 workers commuted into Chelmsford from other local authority areas whilst 34,430 residents commuted out of the City Area. This represents a net outflow of 3,825 workers. The creation of local employment opportunities could help to reduce out-commuting from the City Area. However, as noted under SA Objective 3, there remains some uncertainty regarding jobs forecasts. Should future development be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then employment opportunities (and retail provision) would be physically accessible to a relatively large labour pool which may promote walking and cycling and public transport use. Overall, the employment requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Mitigation

SA Objective	Guide Questions	Score	Commentary
	Will it reduce the level of freight movement by road?		- Careful consideration should be given to the distribution/location of new development to ensure accessibility by transport modes other than the car. - Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. - Local Plan policies should positively promote walking and cycling as part of new developments. - Local Plan policies should seek to address the pressure on the current transport network, aligning with, and supporting, proposals contained in the existing Local Development Framework and Local Transport Plan. Assumptions - None identified. Uncertainties - There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	- Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? - Will it avoid the loss of agricultural land including best and most versatile land? - Will it reduce the amount of derelict, degraded and underused land? - Will it encourage the reuse of existing buildings and infrastructure? - Will it prevent land contamination and facilitate remediation of contaminated sites?	+/-	Likely Significant Effects Employment development is expected to support the redevelopment of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land will be required to support jobs growth. The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land. Should employment development result in the loss of this land, then there would be further negative effects on this objective which could be significant. Overall, the employment requirement has been assessed as having a mixed positive and negative effect on this objective. Mitigation - Local Plan policies and proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies and proposals should prioritise the development of brownfield over greenfield land where possible. - Local Plan policies and proposals should seek to use areas of suitable poorer quality land in preference to that of a higher quality. - Local Plan policies should resist the development of best and most versatile agricultural land.

SA Objective	Guide Questions	Score	Commentary
			- Local Plan polices should promote the management of soils on development sites. Assumptions - None identified. Uncertainties - None identified.
8. Water: To conserve and enhance water quality and resources.	- Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? - Will it improve ground and surface water quality? - Will it reduce water consumption and encourage water efficiency? - Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?	-	Likely Significant Effects The construction of new employment development will increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 of the SA Report notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Water Resources Management Plan 2014 also indicates that the Essex Water Resource Zone, which Chelmsford City Area sits within, will be in surplus beyond the period of the plan (to 2039/40). In consequence, effects on water resource availability are not expected to be significant. Depending on the type and location of new employment development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction and operational activities (through, for example, accidental discharges or uncontrolled surface water runoff). However, it is assumed that the design of new development will include sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality). Overall, the employment requirement has been assessed as having a negative effect on this objective. Mitigation - The Council should consider the potential for Local Plan to support water company water efficiency activities for existing businesses. - It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. Assumptions - It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. - Measures contained in the Essex and Suffolk Water Water Resources Management Plan would be expected to help ensure that future water resource demands are met. - There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality.

SA Objective	Guide Questions	Score	Commentary
			Uncertainties None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	- Will it help to minimise the risk of flooding to existing and new developments/infrastructure? - Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? - Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? - Will it ensure that new development does not give rise to flood risk elsewhere? - Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? - Will it encourage the use of multifunctional areas and landscape design for drainage? - Will it help to discourage inappropriate development in areas at risk from coastal erosion? - Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?	-/?	Likely Significant Effects The baseline analysis contained in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new employment development would be at significant risk of flooding, although this is dependent on the exact location of development. The loss of greenfield land to support employment development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces), although it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding). Overall, the employment requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development. Mitigation - Local Plan policies and proposals should avoid development in areas of flood risk (e.g. Flood Zones 2 and 3). - Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. - Local Plan policies should seek to promote as close to greenfield runoff rates as possible. Assumptions - It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. - The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. Uncertainties - None identified.

SA Objective	Guide Questions	Score	Commentary
10. Air: To improve air quality.	- Will it maintain and improve air quality? - Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? - Will it avoid locating development in areas of existing poor air quality? - Will it minimise emissions to air from new development?	+/-/?	Likely Significant Effects There is the potential for the construction and occupation of new employment uses to have negative effects on air quality due to, for example, emissions generated from plant and HGV movements during construction and increased vehicle movements once construction is complete. Effects on this objective may be more pronounced if development is located near to, or within, the Army and Navy AQMA (which has been designated due to exceedances in Nitrogen Dioxide (NO₂)) and health deprived areas of the City Area. The creation of local employment opportunities could reduce out-commuting from the City Area and associated emissions to air, although as noted under SA Objective 3, there remains some uncertainty regarding jobs forecasts. The extent to which new employment development affects car use and related emissions will be dependent on its accessibility. Should future development be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then employment opportunities would be physically accessible to a relatively large labour pool which may promote walking and cycling and public transport use, reducing emissions to air associated with travel by car. Overall, the employment requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Mitigation - Policies contained within the Local Plan should seek to reduce congestion. - Local Plan policies should ensure that development within the City Area's Army and Navy AQMA is consistent with the objectives of the AQMA. - Careful consideration should be given to the distribution/location of new employment development to ensure accessibility by transport modes other than the car. - Local Plan policies should ensure that new development (in isolation or cumulatively) does not significantly impact on air quality. Assumptions - None identified. Uncertainties - There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	- Will it minimise energy use and reduce or mitigate greenhouse gas emissions? - Will it plan or implement adaptation measures for the likely effects of climate change?	+/-/?	Likely Significant Effects Employment development would increase energy consumption and greenhouse gas emissions within the City Area. Sources of emissions would include the use of plant, HGV movements and the embodied carbon in materials during construction and energy consumption and vehicle movements once premises are occupied

SA Objective	Guide Questions	Score	Commentary
	- Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? - Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?		The creation of local employment opportunities could reduce out-commuting from the City Area and associated greenhouse gas emissions, although there remains some uncertainty regarding jobs forecasts. The extent to which new employment development affects car use and related greenhouse gas emissions will be dependent on its accessibility. Should future development be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then employment opportunities would be physically accessible to a relatively large labour pool which may promote walking and cycling and public transport use, reducing greenhouse gas emissions associated with travel by car. Overall, the employment requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Mitigation - Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. - High quality, sustainable design and onsite renewable and low carbon energy provision should be promoted. Assumptions - None identified. Uncertainties - The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period. - There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	- Will it minimise the demand for raw materials? - Will it promote the use of local resources? - Will it reduce minerals extracted and imported? - Will it increase efficiency in the use of raw materials and promote recycling? - Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan?	-	Likely Significant Effects The construction of employment premises will require raw materials (such as aggregates, steels and timber), although the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments. Depending on the nature of the employment use, raw materials may also be required during the operational phase, although the volume and type of resources required would be dependent on the type and scale of use. Commercial development will generate construction waste, although it is anticipated that a proportion of this waste would be reused/recycled. Once premises are occupied, there would

SA Objective	Guide Questions	Score	Commentary
	- Will it reduce waste arisings? - Will it increase the reuse and recycling of waste? - Will it support investment in waste management facilities to meet local needs? - Will it support the objectives and proposals of the Essex Minerals Local Plan?		also be an increase in commercial waste arisings although again, it is anticipated that a proportion of this waste would be reused or recycled. Overall, the employment requirement has been assessed as having a negative effect upon this objective. Mitigation - The Council should consider the potential for Local Plan policies to encourage the use of recycled and secondary materials in new developments. - The provision of recycling facilities within new developments should be a component of Local Plan design and/or waste management policies. - The reuse of construction and demolition wastes on site should be promoted. Assumptions - It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. Uncertainties - The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. - The exact scale of resource use will be dependent on the final scale and type of uses that come forward.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	- Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? - Will it tackle heritage assets identified as being 'at risk'? - Will it promote sustainable repair and reuse of heritage assets? - Will it protect or enhance the significance of designated heritage assets? - Will it protect or enhance the significance of non-designated heritage assets? - Will it promote local cultural distinctiveness? - Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness,	+/-/?	Likely Significant Effects Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,121 listed buildings (including 26 grade I), 20 scheduled monuments, 25 conservation areas and 9 registered parks and gardens within the Chelmsford City Area. Employment development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area. Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development. New employment development could have a positive effect on this objective for example, where it supports heritage-led development. Overall, the employment requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location of new development.

SA Objective	Guide Questions	Score	Commentary
	character and appearance through sensitive adaptation and re-use? - Will it improve and promote access to buildings and landscapes of historic/cultural value? - Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?		Mitigation - Policies and proposals contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. - Policies within the Local Plan should promote high standards of architecture and urban design. - The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. Assumptions - None identified. Uncertainties - The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	- Will it conserve and enhance landscape character and townscapes? - Will it promote high quality design in context with its urban and rural landscape? - Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? - Will it help to conserve and enhance the character of the undeveloped coastline? - Will it avoid inappropriate erosion to the Green Wedges?	+/-/?	Likely Significant Effects There are no national landscape designations affecting the Chelmsford City Area. However, employment development is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. The baseline analysis presented in Section 3 highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Employment development has the potential to adversely affect the character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area). Overall, the employment requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development. Mitigation Local Plan policies and proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible.



SA Objective	Guide Questions	Score	Commentary
			- Detailed policies on high quality design should be contained within the Local Plan. - Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscape. Assumptions - None identified. Uncertainties - The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors.

Spatial Strategy

SA Objective	Guide Questions	Score	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? - Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? - Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? - Will it avoid damage to, and protect, geologically important sites? - Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? - Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? - Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? - Will it provide opportunities for people to access the natural environment including green and blue infrastructure?	+/-/?	Likely Significant Effects The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Wildlife Sites within and adjacent to the settlements including a Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation (or where sites include such designations, appropriate mitigation is implemented), there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity, emissions to air, impacts on water quality and wild bird and mammal loss from cat predation). In this regard, the HRA of the Pre-Submission Local Plan highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional 'in combination' effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. The Spatial Strategy would support the redevelopment of brownfield sites in the Chelmsford Urban Area (equivalent to approximately 2,205 dwellings, 4,000 sqm of office floorspace and 11,500 sqm of retail floorspace). It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon and North of Broomfield) and South Woodham Ferrers and at Boreham, Great Leighs, Danbury, Bicknacre, Writtle and Galleywood will be required (it is also noted that new development in other locations to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where

SA Objective	Guide Questions	Score	Commentary
			appropriate and justified). Allied with the potential construction of a Chelmsford North-East Bypass as well as other infrastructure, this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites. The maintenance of existing Green Wedges within the City Area and the designation of Green Corridors, allied with the delivery of sustainable urban extensions, could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network. Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain. This is considered further in the appraisal of cumulative effects contained in Section 5.6 of the SA Report and HRA. Mitigation - The Local Plan should include all of the TCPA Garden City Principles as an appendix (consistent with the approach being taken in the Main Modifications to the Canterbury Local Plan). - Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. - Careful consideration should be given to appropriate mitigation to avoid adverse impacts on designated sites. - Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development. Assumptions - It is assumed that new development would not be located on land designated for nature conservation (or where new development includes such designations, appropriate mitigation will be implemented to ensure no direct effects). - It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. Uncertainties - The exact biodiversity value of sites is unknown.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing?	++	Likely Significant Effects The Spatial Strategy would deliver the majority of the City Area's new housing allocations in and adjacent to the Chelmsford Urban Area with smaller scale provision adjacent to South Woodham

SA Objective	Guide Questions	Score	Commentary
	- Will it reduce the level of homelessness? - Will it help to ensure the provision of good quality, well designed homes? - Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople?		Ferrers and key service settlements including (inter alia) Great Leighs, Broomfield, Bicknacre and Danbury. This would help to meet housing needs in these settlements. Whilst there is the potential that housing needs in other settlements will not be met under the Spatial Strategy, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified. Opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported. Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective. Mitigation - None identified. Assumptions - None identified. Uncertainties - The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	- Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? - Will it maintain and enhance economic competitiveness? - Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? - Will it support the growth of new sectors including those linked to the Anglia Ruskin University? - Will it help to diversify the local economy? - Will it provide good quality, well paid employment opportunities that meet the needs of local people?	++	Likely Significant Effects The Spatial Strategy would focus employment growth (including retail provision) within the Chelmsford Urban Area as well as at strategic employment sites adjacent to the north east and east of the Urban Area and to the north of South Woodham Ferrers. Focusing employment growth within and on the edge of/in close proximity to the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre, town and London, are physically accessible to existing and prospective residents (although the extent to which job creation is locally significant will depend on the type of jobs created in the context of the local labour market and the recruitment policies of prospective employers). This reflects the existing transport links in these settlements and the size of the resident populations. The accessibility of these locations may be further enhanced through the provision of supporting infrastructure including a proposed new Chelmsford North-East By-pass and highways improvements as well as by existing planned infrastructure including a new rail station to the north east of Chelmsford as part of the Beaulieu development. Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes which would be expected to help ensure that the opportunities created are easily accessible to prospective residents. Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling

SA Objective	Guide Questions	Score	Commentary
	• Will it improve the physical accessibility of jobs? • Will it support rural diversification and economic development? • Will it promote a low carbon economy? • Will it reduce out-commuting? • Will it improve access to training to raise employment potential? • Will it promote investment in educational establishments?		prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 40,000 sq m). Employment land provision, residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region. In this context, it is noted that the Employment Land Review (2015) found that the City Centre has a relatively limited supply of land to accommodate future growth. The Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner. These Areas include: Chelmsford Racecourse, which is being developed as a major new racecourse and equestrian centre with supporting entertainment facilities; Broomfield Hospital, the largest employer in the Council's area; Writtle University College, a long-established and nationally-recognised land-based technologies institution; Sandford Mill, a former water treatment works with the potential for mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation; and RHS Gardens at Hyde Hall, a nationally-important landscape scale gardens and a key visitor attraction. This policy provision is expected to support the continued growth and expansion of these institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development. Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective. Mitigation • None identified. Assumptions • None identified. Uncertainties • The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.

SA Objective	Guide Questions	Score	Commentary
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	- Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? - Will it encourage more people to live in urban areas? - Will it enhance the public realm? - Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? - Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? - Will it support rural areas by providing jobs, facilities and housing to meet needs? - Will it maintain and enhance community facilities and services? - Will it increase access to schools and colleges? - Will it enhance accessibility to key community facilities and services? - Will it align investment in services, facilities and infrastructure with growth? - Will it contribute to regeneration initiatives? - Will it foster social cohesion?	++/-	Likely Significant Effects Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at key service settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. Development to the north east of Chelmsford also has the potential to complement the Beaulieu and Channels development by providing community facilities and services for residents or by enabling prospective residents to access facilities in this urban extension. There is a risk that growth could place pressure on existing community facilities and services, particularly in Great Leighs which has more limited existing provision. However, the preferred Spatial Strategy may also improve the viability of existing shops, services and facilities, commensurate with an increased local population. Additionally, there would be the delivery of a range of community facilities and services, alongside retail provision, at the key growth locations. This would be expected to help address increased demand arising from new development and could also benefit existing residents. There are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs) being within the most deprived in the country. These LSOAs are predominantly focused within the Chelmsford Urban Area and include the wards of Marconi, Patching Hall and St Andrews. By focusing development within and adjacent to the Chelmsford Urban Area, the Spatial Strategy will help to promote the regeneration of brownfield sites, urban renaissance and address deprivation in these wards, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs. More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the Spatial Strategy will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the Spatial Strategy to result in a lack of investment in other settlements including service settlements, although it is noted that beyond the main settlements, the Council will support diversification of the rural economy. As noted above, preferred Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital and Writtle University College. This is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities. Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective. Mitigation Local Plan policies should ensure that new development supports specific regeneration opportunities where possible.

SA Objective	Guide Questions	Score	Commentary
			- Developer contributions towards key services and facilities should be sought where appropriate. Assumptions - None identified Uncertainties - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	- Will it avoid locating development where environmental circumstances could negatively impact on people's health? - Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? - Will it maintain and enhance Public Rights of Way and Bridleways? - Will it promote healthier lifestyles? - Will it meet the needs of an ageing population? - Will it support those with disabilities? - Will it support the needs of young people? - Will it maintain and enhance healthcare facilities and services? - Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? - Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? - Will it improve access to healthcare facilities and services? - Will it promote community safety? - Will it reduce actual levels of crime and anti-social behaviour? - Will it reduce the fear of crime?	++/-	Likely Significant Effects There is potential for the construction of new development to have a negative effect on the health and wellbeing of residents and other sensitive receptors in close proximity to development sites and along transport routes within the City Area. Effects could include, for example, respiratory problems associated with construction traffic and dust. This may be more pertinent in sensitive areas such as the Army and Navy Air Quality Management Area (AQMA) and locations with pre-existing health issues. In the longer term, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline analysis presented in Section 3 of the SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads. Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed use schemes are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling (including through Green Wedges and Green Corridors), this is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use. The Chelmsford Open Space Study (2016) has found deficiencies in open space provision including in respect of amenity greenspace, parks and recreation grounds and play space, particularly within the urban areas. New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the provision of Green Corridors and protection of existing Green Wedges, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents. The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing

SA Objective	Guide Questions	Score	Commentary
	Will it promote design that discourages crime?		services and facilities. In this regard, the GP-patient ratio data for the NHS Mid Essex Clinical Commissioning Group highlights that, as of 2014, ratios were 1,654.29 patients per Full Time Equivalent (FTE) GP. This is above the UK average of 1,580 patients per FTE. However, the preferred Spatial Strategy would be expected to deliver additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions. As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital which is expected to support the continued growth and expansion of the hospital to meet future demand. Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective. Mitigation - Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site. - Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses. - Consideration should be given to the provision of open space as part of new development within the Chelmsford Urban Area. Assumptions - None identified Uncertainties - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	- Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? - Will it reduce out-commuting? - Will it encourage a shift to more sustainable modes of transport? - Will it encourage walking, cycling and the use of public transport? - Will it help to reduce traffic congestion and improve road safety? - Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area?	++/-	Likely Significant Effects The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through Green Wedges and Green Corridors) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the proposed new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.

SA Objective	Guide Questions	Score	Commentary
	- Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? - Will it support the expansion, or provision of additional, park and ride facilities? - Will it enhance Chelmsford's role as a key transport node? - Will it reduce the level of freight movement by road?		The Spatial Strategy would direct a proportion of the City Area's housing requirement to the key service settlements of Great Leighs, Broomfield, Bicknacre, Boreham and Danbury. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services. The baseline analysis presented in Section 3 of the SA Report highlights that one of the City Area's strengths is its good connectivity to London. However, the high levels of both in and out-commuting experienced by the City Area is also an issue. Under the Spatial Strategy, an increase in population and households within the Chelmsford Urban Area in particular will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) out-commuting but substantial in-commuting. This could result in increased pressure on the road network, with congestion on the A12, A130 and A414 (a number of junctions on the strategic highway network have capacity constraints and pinch points) and on local road networks. In this regard, the 'Preferred Option Strategic & Local Junction Modelling' (December 2017) assessment found a number of routes where increases in congestion might be expected by 2036 under the local plan scenario. These include corridor routes approaching junctions with Parkway – notably the A1060 Rainsford Road and A1016 Rainsford Lane, Springfield Road in the vicinity of Victoria Road, and B1008 Main Road through Broomfield. The junction of Chignal Road and Roxwell Road is also modelled to experience greater levels of congestion as a result of development proposals in the west of Chelmsford. The Spatial Strategy could deliver a number of highways improvements including at the Army and Navy Junction and to the A132. Additionally, growth could facilitate the delivery of a Chelmsford North-East By-pass and other highways infrastructure improvements which would help to enhance connectivity to the strategic road network and alleviate congestion. Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective. Mitigation - Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. - Local Plan policies should positively promote walking and cycling as part of new developments. Assumptions - None identified. Uncertainties - None identified.

SA Objective	Guide Questions	Score	Commentary
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	- Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? - Will it avoid the loss of agricultural land including best and most versatile land? - Will it reduce the amount of derelict, degraded and underused land? - Will it encourage the reuse of existing buildings and infrastructure? - Will it prevent land contamination and facilitate remediation of contaminated sites?	+/-	Likely Significant Effects In order to assess the potential future development capacity in Chelmsford's Urban Area, the Council has undertaken detailed assessments to calculate the type and level of development that could come forward. These assessments provide housing capacity estimates for brownfield sites and indicate that up to 2,500 new homes could be built in this area. Reflecting the findings of this assessment work, the preferred Spatial Strategy would deliver approximately 2,205 dwellings, 4,000 sqm of office floorspace and 11,500 sqm of retail floorspace on brownfield sites. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon and North of Broomfield) and South Woodham Ferrers and at Boreham, Great Leighs, Danbury and Bicknacre would be required to deliver approximately 80% of new development (greenfield/mixed greenfield and brownfield sites). This will lead to a loss of approximately 446 hectares (ha) of Grade 3 agricultural land and approximately 252 ha of Grade 2 land which equates to around 2.5% of the total Grade 2 and around 2.2% of the total Grade 3 land in the City Area. Allied with the potential construction of a Chelmsford North-East By-pass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant. Overall, the Spatial Strategy has been assessed as having a mixed positive and significant negative effect on this objective. Mitigation - Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible. - Local Plan policies should resist the development of best and most versatile agricultural land. - Local Plan policies should encourage the management of soils on development sites. Assumptions - None identified. Uncertainties - None identified.
8. Water: To conserve and enhance water quality and resources.	Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the	+/-	Likely Significant Effects The Water Cycle Study Update (2017) concludes that there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that

SA Objective	Guide Questions	Score	Commentary
	objective of good status under the Water Framework Directive? - Will it improve ground and surface water quality? - Will it reduce water consumption and encourage water efficiency? - Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?		strategic water resource options and wastewater solutions are developed in advance of development coming forward. As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Hanningfield Reservoir Treatment Works which is a major site containing water treatment facilities. Through this policy provision, the preferred Spatial Strategy is therefore expected to help ensure that there will be long-term provision of water supplies. Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedges within the City Area and the proposed Green Corridors are defined by the valleys and flood plains for the Rivers Chelmer, Wid and Can which should reduce the likelihood of significant adverse effects in this regard. Further, it is assumed that the design of new development will include sustainable urban drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality). Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective. Mitigation - It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. Assumptions - New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of the preferred growth options. - It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. - Measures contained in the Essex and Suffolk Water Water Resources Management Plan would be expected to help ensure that future water resource demands are met. - There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. Uncertainties - None identified.

SA Objective	Guide Questions	Score	Commentary
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	- Will it help to minimise the risk of flooding to existing and new developments/infrastructure? - Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? - Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? - Will it ensure that new development does not give rise to flood risk elsewhere? - Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? - Will it encourage the use of multifunctional areas and landscape design for drainage? - Will it help to discourage inappropriate development in areas at risk from coastal erosion? - Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?	+/-	Likely Significant Effects The baseline analysis presented in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development. Large parts of South Woodham Ferrers are at risk of coastal flooding. However, land to the north of the town, and which is identified as an area for growth, is in Flood Zone 1. Flood risk adjacent to the Chelmsford Urban Area is more limited and is unlikely to be a significant constraint to development at urban extensions. Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. Some land adjacent to the main urban areas and around Great Leighs are also at risk of surface water flooding. In this context, the loss of greenfield land could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding). The City Area's existing Green Wedges are defined by the valleys and flood plains of the River Chelmer, Wid and Can. The proposed Green Corridors will also follow the valleys and adjacent flood plains of these rivers. This could help to ensure that development is not located near to flood zones and provide space for flood waters to flow through and additional areas for future flood storage. Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective. Mitigation - Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). - Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. - Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. - Local Plan policies should seek to promote as close to greenfield runoff rates as possible. Assumptions

SA Objective	Guide Questions	Score	Commentary
			- It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. - The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. Uncertainties - None identified.
10. Air: To improve air quality.	- Will it maintain and improve air quality? - Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? - Will it avoid locating development in areas of existing poor air quality? - Will it minimise emissions to air from new development?	+/-	Likely Significant Effects There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 of the SA Report indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016. Effects on this objective may be more pronounced if development is located near to, or within, the Army and Navy AQMA (which has been designated due to exceedances in Nitrogen Dioxide (NO₂)). As noted above, the HRA identifies that growth supported by the Pre-Submission Local Plan has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'. As highlighted under the assessment against SA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through Green Wedges and Green Corridors) are all likely to reduce the need to travel by car and associated emissions to air. New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the proposed new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as highways improvements including to the Army and Navy Junction which may help to improve local air quality. The delivery of local employment opportunities may also help to reduce out-commuting in the longer term and associated emissions to air. The Spatial Strategy would direct a proportion of the City Area's housing requirement to the key service settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new

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

SA Objective	Guide Questions	Score	Commentary
			The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals. Overall, the Spatial Strategy has been assessed as having a positive effect on this objective. Mitigation - Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. - Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. Assumptions - None identified. Uncertainties - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	- Will it minimise the demand for raw materials? - Will it promote the use of local resources? - Will it reduce minerals extracted and imported? - Will it increase efficiency in the use of raw materials and promote recycling? - Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? - Will it reduce waste arisings? - Will it increase the reuse and recycling of waste? - Will it support investment in waste management facilities to meet local needs? - Will it support the objectives and proposals of the Essex Minerals Local Plan?	~	Likely Significant Effects New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of development requirements. Mitigation - None identified. Assumptions - None identified. Uncertainties - None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets?	+/-/?	Likely Significant Effects There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers, Great Leighs, Great Baddow/Sandon, Bicknacre and Danbury. These assets include, for example: scheduled monuments (such as

SA Objective	Guide Questions	Score	Commentary
	- Will it tackle heritage assets identified as being 'at risk'? - Will it promote sustainable repair and reuse of heritage assets? - Will it protect or enhance the significance of designated heritage assets? - Will it protect or enhance the significance of non-designated heritage assets? - Will it promote local cultural distinctiveness? - Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? - Will it improve and promote access to buildings and landscapes of historic/cultural value? - Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?		Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers, Gubbion's Hall moated site in Great Leighs, the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a Medieval tile kiln in Danbury and Bicknacre Priory in Bicknacre); eight conservation areas within the Chelmsford Urban Area as well as Great Baddow and Sandon Conservation Areas; and a number of listed buildings and registered parks and gardens. There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development. Adverse effects may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development. Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive development of brownfield sites such as Sandford Mill). The implementation of the Spatial Strategy could aid the construction of a Chelmsford North-East By-pass and other infrastructure improvements. Their construction could affect buried archaeological remains and above ground assets along their routes although until the routes are determined this is uncertain. Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Mitigation - Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. - Policies within the Local Plan should promote high standards of architectural and urban design. - The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. Assumptions - None identified. Uncertainties - The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.

SA Objective	Guide Questions	Score	Commentary
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	- Will it conserve and enhance landscape character and townscapes? - Will it promote high quality design in context with its urban and rural landscape? - Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? - Will it help to conserve and enhance the character of the undeveloped coastline? - Will it avoid inappropriate erosion to the Green Wedges?	+/-	Likely Significant Effects The baseline analysis presented in Section 3 of the SA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Development within and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers has the potential to adversely affect townscape character during construction and once development is complete, although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites also, however, presents an opportunity to enhance the quality of the built environment and to improve townscapes. As noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. Allied with the potential construction of a Chelmsford North-East By-pass (as well as other infrastructure), the area of greenfield land required over the plan period is therefore expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. In this regard, it is noted that the Landscape Sensitivity and Capacity Assessment (2017) indicates that the vast majority of preferred sites are not within areas identified with a high landscape sensitivity or high visual sensitivity. It should also be noted that development would not be within the Green Belt or at locations that would harm Green Wedges or Green Corridors. Under the preferred Spatial Strategy, existing Green Wedges would be largely retained and Green Corridors designated. Together with the adoption of Garden City principles at Growth Site 4, these measures would be expected to help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas. Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective. Mitigation - Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. - Detailed policies on high quality design should be contained within the Local Plan. - Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. Assumptions



SA Objective	Guide Questions	Score	Commentary
			- None identified. Uncertainties - None identified.

Reasons for the Rejection of Alternatives

Housing Requirement

The Council has considered the following alternatives to the determining housing requirement during the preparation of the Local Plan:

- ▶ use demographic starting point for housing;
- ▶ use objectively assessed housing need without 20% additional supply buffer; and
- ▶ increase or decrease Traveller pitch requirements.

The reasons for their rejection are as follows. Further details are also contained within the Preferred Options and Pre-Submission Local Plans Consultation Documents.

Use demographic starting point for housing

In accordance with Government policy and guidance, the national demographic projections are the starting point for assessing how much housing will be required across an area. Using the most up-to-date ONS 2014-based Sub-National Population Projections covering the period to 2037, the demographic starting point to meet the projected increase in population in Chelmsford is 671 homes per-year. However, this figure is not the Council's objectively assessed housing need and in accordance with Government guidance, other adjustment factors need to be considered.

The household projections should be adjusted to ensure there are enough homes to support the number of jobs that are forecast to be provided. The OAHN Study 2016 provides a further analysis of economic forecasts. This reveals that to support the expected jobs growth of 725 new jobs a year in Chelmsford, an uplift of the demographic starting point is needed. A minimum of 706 new homes per-year is identified to meet projected job increases.

The OAHN Study 2016 also states that an uplift is needed to respond to issues related to the past provision of homes and to address 'market signals'. In Chelmsford's case, the past provision of homes has not always met annual Plan targets and issues of affordability are more evident than in other locations in the HMA. The Study also assesses additional London-related migration needs. To take into account these factors, which all overlap, the OAHN Study recommends a 20% market signal uplift to the objectively assessed housing need above the demographic starting point.

The Strategic Housing Market Assessment (2015) identifies the need for 175 new affordable homes per-year. This equates to 22% of the objectively assessed housing need which is well within the current affordable housing requirement of 35%. Therefore, there is no need to increase the objectively assessed housing need to meet the need for more affordable homes in Chelmsford.

Therefore, taking into account all the stages set out above, the full objectively assessed housing need for Chelmsford is 805 net new homes per year. A housing requirement based simply on the demographic starting point would not represent the Council's objectively assessed housing need. This would increase the risk that insufficient land is available to meet identified needs for housing in response to identified market signals and to ensure there sufficient labour force to meet projected new jobs. This could also risk the Council failing to demonstrate a five year supply of deliverable housing land in line with national planning policy.

The Council has also had regard to the findings of the Issues and Options and Preferred Options SA Reports and consultation responses received to the Issues and Options and Preferred Options Consultation Documents.

The Issues and Options SA Report indicated that a housing requirement based on objectively assessed housing need and a 20% buffer (Option 3) performed well when considered against the SA objectives and would be expected to deliver the greatest benefits in terms of housing delivery and economic growth of all three options considered. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in a feedback report published in June 2016. This states that there

was general agreement from general, specific and Duty-to-Cooperate consultees (except Parish/Town Councils) for the Council's intention to meet its objectively assessed housing need and the 20% buffer.

The Preferred Options SA Report indicated that a housing requirement (based on objectively assessed housing need and an approximate 20% buffer) is expected to have positive effects on a number of SA objectives including significant positive effects on housing and employment. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports published in September 2017 and January 2018. These state that there was general agreement from many consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer.

The Council's latest SLAA published in 2017 shows that more than sufficient land is being promoted for development outside of the Green Belt, Green Wedges and Green Corridors through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period including the housing requirement set out within the Pre-Submission Local Plan. Furthermore, the Local Plan evidence base (e.g. the SLAA and Landscape Capacity and Sensitivity Assessments) indicates that the housing and employment development sites are suitable, available and achievable.

Overall, for the reasons set out above, a housing requirement using the demographic starting point has been rejected by the Council.

Use objectively assessed housing need without 20% additional supply buffer

As explained above, the full objectively assessed housing need for Chelmsford is 805 net new homes per year. The Government published a consultation for a proposed new standardised approach to calculating housing need in September 2017. This follows from the recommendations of the Housing White Paper and clearly shows the Government's broad intention to simplify the process of calculating housing need and it is intended that local planning authorities use the methodology in when finalised.

This approach uses the same demographic starting point as the Council's OAHN, the ONS 2014-based household projections, for the period 2016-2026. The proposals then apply one market signal adjustment related to a local affordability ratio. This is based on median house prices compared to median earnings. The level of this adjustment is proposed to be capped to ensure that resulting housing numbers are deliverable. The proposed methodology sets out that 2016 would be the base date.

In Chelmsford's case, applying the proposed national methodology indicates a capped annual housing need for the period 2016-2026 of 980 new homes per year. It is not currently known what the housing need would be between 2026-2036. However, if the 980 new homes were extended across the whole of the Plan period to 2036, this would provide a total housing need of 19,600 new homes. Taking into account housing completions from 2016/17, the proposed housing supply set out in the Local Plan for 2016-2036 makes provision for 19,805 new homes and therefore can accommodate the emerging new housing number. As set out in development trajectory at Appendix C of the Pre-Submission Local Plan, there are deliverable sites that will ensure that an average of 980 homes per year can be maintained in the first five-year period and beyond. The Council will await the outcome of the consultation. Until national planning policy is finalised and the transitional arrangements are set, the Council will, alongside its HMA partners, continue to use the OAHN of 805 new homes per year.

Therefore, a housing requirement based on the objectively assessed housing need for Chelmsford of 805 net new homes per year without a further 20% supply buffer would potentially conflict with the Government's proposals within the Proposed National Approach to Calculate Local Housing Need. It could also reduce choice and competition in the market for land and increase the risk that insufficient land is available to meet identified needs for housing. This could risk the Council failing to demonstrate a five-year supply of deliverable housing land.

The Council has also had regard to the findings of the Issues and Options and Preferred Options SA Reports and consultation responses received to the Issues and Options and Preferred Options Consultation Documents. The Issues and Options SA Report indicated that a housing requirement based on objectively assessed housing need and a 20% buffer (Option 3) performed well when considered against the SA objectives and would be expected to deliver the greatest benefits in terms of housing delivery and economic growth of all three options considered. The main issues raised in the consultation responses to the Issues

and Options Consultation Document are summarised in a feedback report published in June 2016. This states that there was general agreement from general, specific and Duty-to-Cooperate consultees (except Parish/Town Councils) for the Council's intention to meet its objectively assessed housing need and the 20% buffer.

The Preferred Options SA Report indicated that a housing requirement (based on objectively assessed housing need and an approximate 20% buffer) is expected to have positive effects on a number of SA objectives including significant positive effects on housing and employment. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports published in September 2017 and January 2018. These state that there was general agreement from many consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer. The Council's latest SLAA shows that more than sufficient land is being promoted for development outside of the Green Belt, Green Wedges and Green Corridors through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period including the housing requirement set out within the Pre-submission Local Plan. Furthermore, the Local Plan evidence base (e.g. the SLAA and Landscape Capacity and Sensitivity Assessment) indicates that the preferred housing and employment development sites are suitable, available and achievable.

Overall, for the reasons set out above, a housing requirement using the objectively assessed housing need without an approximate 20% buffer has been rejected by the Council. The Council will reassess this position in light of the final proposals following the Government's consultation on the Proposed National Approach to Calculate Local Housing Need.

Increase or decrease Traveller pitch requirements

The latest Gypsy and Traveller Accommodation Assessment in 2016 identifies those Gypsies, Travellers and Travelling Showpeople which should be planned for in accordance with the PPTS, as they retain a nomadic lifestyle, and those where the PPTS does not apply. For those Gypsies and Travellers that do not meet the PPTS definition, their needs will be considered through the provisions for specialist housing covered by Policy HO1 of the Pre-Submission Local Plan.

By extrapolating figures up in the latest Gypsy and Traveller Accommodation Assessment, the Pre-Submission Local Plan provides for a total requirement of nine new Gypsy and Traveller pitches and 24 new Travelling Showpeople plots up to 2036. The 2016 Gypsy and Traveller Accommodation Assessment finds no evidence of need for a transit site within Chelmsford.

Therefore, an increase or decrease in Traveller pitch requirements would not be supported by the Local Plan evidence base (i.e. the Gypsy and Traveller Accommodation Assessment 2016). Making provision for Travelling Showpeople for which the PPTS does not apply, would also be contrary to the provisions of the PPTS. As such, this approach has been rejected by the Council as a reasonable alternative.

The Council has also had regard to the findings of the Local Plan SA Reports and consultation responses received to previous stages of public engagement

The Preferred Options SA Report indicated that a Gypsy and Travelling Showpeople/ Preferred Housing requirement is expected to have positive effects on a number of SA objectives including significant positive effects on housing and employment. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports published in September 2017 and January 2018. These state that there was general agreement from many consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its full objectively assessed housing needs.

Employment and Retail Requirement

The Council has considered the following alternative to the determination of employment and retail requirements during the preparation of its Pre-Submission Local Plan: increase or decrease employment and retail floor space requirements. The reason for its rejection is as follows. Further detail is also contained within the Preferred Options Local Plan Consultation Document Increase or decrease employment and retail floor space requirements

The OAHN Study 2016 for North and Mid Essex HMA identifies a requirement for 725 new jobs per year over the Plan period. To accommodate this growth, a minimum of 55,000sqm of employment floorspace will be allocated in the Local Plan for the period up to 2036 to ensure there is a sustainable balance between jobs and the available labour force taking into account population growth. To meet retail needs, additional convenience retail floorspace of 11,500sqm is identified either within the City Centre or Chelmsford Urban Area and additional convenience retail floorspace of 1,900sqm at South Woodham Ferrers. Furthermore, some of the new jobs over the Plan period will arise from new allocations as there will be jobs created in existing businesses.

The Council has also had regard to the findings of the Issues and Options and Preferred SA Reports and consultation responses received to the Issues and Options and Preferred Options Consultation Documents.

The Issues and Options SA Report indicated that a jobs target of 727 jobs per year (Option 1) performed well when considered against the SA objectives and would be expected to deliver significant positive effects in respect of the economy. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in a feedback report published in June 2016. This reports mixed views on whether jobs numbers are too high or too low.

The Preferred Options SA Report indicated that a jobs target of 725 jobs per year would be expected to deliver significant positive effects in respect of the economy and positive effects in respect of Urban Renaissance. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports published in June 2016 and January 2018. This reports mixed views on whether preferred employment requirements are too high or too low.

In view of the above, it is considered that an increase or decrease in employment and retail floor space requirements would not be supported by the Local Plan evidence base including the Chelmsford Retail Capacity Study 2015. There was also no strong desire to promote a higher jobs target of 887 new jobs (Option 2) following the Issues and Options Local Plan consultation. As such, this approach was rejected by the Council as a reasonable alternative.

Spatial Strategy

The Council has considered the following alternatives to the Pre-Submission Local Plan Spatial Strategy. The reasons for their rejection are as follows:

No Spatial Strategy, rely on NPPF

In line with the NPPF, the Local Plan Spatial Strategy sets out how development will be accommodated across Chelmsford reflecting the distinctiveness of different parts of the City Area. Without a Spatial Strategy, it will not be clear how the Local Plan will seek to deliver sustainable development to meet local needs through the Plan period.

The Pre-Submission Spatial Strategy will focus new development on the higher order settlements and the Key Service Settlements outside of the Green Belt, in accordance with the Settlement Hierarchy set out in Strategic Policy S9. The Settlement Hierarchy ranks settlements according to their size, function, characteristics and sustainability. The largest settlements of South Woodham Ferrers and Chelmsford are at the top of the hierarchy. These are considered the most sustainable as they have the most functions and the best services and facilities including transport links and employment opportunities. Accordingly, most new development over the Local Plan period is proposed in these settlements.

Key Service Settlements provide a range of services and facilities for their residents. These typically include primary school provision, local employment opportunities, convenience shopping facilities and community

facilities (which in most cases include primary healthcare provision), good links by public transport to higher order settlements and good access to the strategic road network. These settlements will be the focus for housing provision outside Chelmsford and South Woodham Ferrers with Key Service Settlements planned to receive a higher level of growth due to their higher level of services, facilities and economic activity. Growth in Key Service Settlements aims to increase their self-containment and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities.

Service Settlements have more limited services and facilities. They may have primary schools, but generally do not have the range of other services and facilities that are found at the Key Service Settlements. Small Settlements have the least services and facilities and transport links which means they are bottom of the Settlement Hierarchy. These are considered the least sustainable. There may be limited opportunities for small-scale development growth within these areas through affordable housing exception sites, although no growth is allocated within the Local Plan.

The Council has had regard to the consultation responses received to the Issues and Options and Preferred Options Local Plan Consultation Documents when developing the Pre-Submission Spatial Strategy and Settlement Hierarchy. The main issues raised are summarised in feedback reports published in June 2016, September 2017 and January 2018. These shows that most respondents agreed with the proposed Settlement Hierarchy although concerns were raised about how individual settlements had been classified and the criteria used.

If the Local Plan excludes a Spatial Strategy, it would reduce the weight of the proposed Settlement Hierarchy for guiding future planning decisions and risk new development being directed to less sustainable locations. As such, overall this approach has been rejected by the Council as a reasonable alternative.

Pursue alternative Spatial Options

Several alternative Spatial Options to the Pre-Submission Spatial Strategy are assessed in the Issues and Options Consultation Document and Issues and Options SA Report. These include Options 1-3 from the Issues and Options Consultation Document and an alternative Preferred Options Local Plan Spatial Strategy (Urban Focus with Growth at Hammonds Farm and Key Service Settlements outside the Green Belt) (discussed below). Overall, alternative Spatial Strategy options that have been considered perform less well than the preferred Spatial Strategy when considered against national planning policy, an analysis of the Issues and Options consultation responses, the Issues and Options and Preferred Options SA Reports, the Local Plan Vision and Spatial Principles, Settlement Hierarchy, environmental constraints, the availability and viability of land for development and discussions with key stakeholders.

In particular, Option 1 from the Issues and Options Consultation Document was rejected because it would be contrary to the Settlement Hierarchy by not focusing growth in all Key Service Settlements (e.g. Bicknacre and Danbury) and failing to maximise opportunities to locate development at well-connected sustainable locations (e.g. in East Chelmsford). It promoted a higher amount of growth on brownfield sites within which was not considered to be deliverable over the Plan period. It would further have resulted in substantially larger amounts of growth in areas including West Chelmsford, Great Leighs and Broomfield which attracted significant public opposition.

Option 2 from the Issues and Options Consultation Document was rejected primarily because it would be contrary to the Settlement Hierarchy by not focusing growth in all Key Service Settlements (e.g. Bicknacre and Danbury) and promote growth in a small settlement (Rettendon Common). It promoted a higher amount of growth on brownfield sites which is not considered to be deliverable over the Plan period. It would have furthered resulted in substantially larger amounts of growth in areas including West Chelmsford, Great Leighs and Broomfield which attracted significant public opposition.

Option 3 from the Issues and Options Consultation Document was rejected principally because it promoted growth in Service and Small settlements (e.g. Ford End, Rettendon Common and Woodham Ferrers) contrary to the Settlement Hierarchy. It promoted a higher amount of growth on brownfield sites which is not considered to be deliverable over the Plan period. It would further resulted in a substantially larger amount of growth in West Chelmsford which attracted significant public opposition.

The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports published in September 2017 and January 2018. These show both support

and opposition to the proposed site allocations. The Spatial Strategy has been updated and refined in the Pre-Submission Local Plan to reflect the evidence base, national policy and Preferred Options consultation responses. The main differences are changes in the capacity of some sites, some new and some deleted brownfield sites, a new housing site in East Chelmsford (Site 3d), the allocation of a site for specialist residential development for older people in Great Leighs (Site 5b) and changes to existing commitments to reflect more recent planning permissions. In view of the above, pursuing any of the Spatial Options contained within the Issues and Options and Preferred Options Local Plan Consultation Documents would not amount to a suitable or sustainable approach and therefore have been rejected as a preferred approach by the Council.

Development growth in the Green Belt

The Green Belt is a national planning policy designation. The Government attaches great importance to its protection and permanence. Section 9 of the NPPF is dedicated to Green Belt. Paragraph 79 of the NPPF introduces it by stating *"The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*. Paragraph 83 of the NPPF goes on to state *"Once established Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. At that time authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period."* The Government has continued to re-affirm the protection of the Green Belt in recent Ministerial Statements.

The extent of the Green Belt is already established and the detailed Green Belt boundaries for Chelmsford were confirmed through the Council's adopted Site Allocations Document in 2012 which is part of the current Local Plan (LDF). In accordance with the national planning policy outlined above, to vary the Green Belt boundaries would require exceptional circumstances which would need to be clearly evidenced.

There is more than sufficient land being promoted for development outside of the Green Belt through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period and the preferred housing requirement (objectively assessed housing need and a 20% buffer). For the reasons set out above, the Council strongly believes that currently there are no exceptional circumstances that mean that an option for development growth in the Green Belt is not necessary, justified or reasonable at this time. Given the importance that national policy and guidance attaches to the protection and permanence of the Green Belt, there is no case for including locations for development which would undermine these longstanding principles.

In conclusion, new housing and employment growth within the Green Belt has been discounted as sufficient and suitable land is available outside the Green Belt to meet the area's development needs in a sustainable way. It would also undermine the protection of Green Belt by national planning policy. As such, it has been rejected by the Council as a reasonable alternative.

Development growth in the Green Wedges and Green Corridors

The Green Wedges and Green Corridors contain land that is important for nature conservation, recreation and access. The valleys and flood plain of the Rivers Chelmer, Wid and Can will continue to be protected as Green Wedges and Green Corridors through and beyond Chelmsford's Urban Area. Existing Green Wedges have played an important role in shaping the form and character of Chelmsford and providing physical links to the countryside. They also provide an important amenity, recreation and nature conservation resource. In line with a Green Wedge and Green Assessment 2017, the general extent of the existing Green Wedges will be maintained and further extensions along the river valleys will be defined as Green Corridors to provide further protection to the river valleys that form such an important part of Chelmsford's landscape and natural environment.

Parts of the Green Wedges are covered by Living Landscapes. These are identified by Essex Wildlife Trust across Chelmsford and contain key areas of landscape which are promoted for nature conservation, wildlife habitats, public enjoyment and adaptation to climate change.

In line Policy CO1 of the Pre-Submission Local Plan, the crucial role of the main river valleys where they permeate into the existing or proposed urban areas i.e. Green Wedges, will be protected and enhanced as valued and multi-faceted landscapes for their openness and function as important green networks for wildlife,

leisure and recreation, and development which materially harms the role, function, character and appearance of this valued landscape will be restricted.

In respect of Green Corridors, Policy CO1 also seeks to ensure that the distinctive and valued landscape character of the main river valleys where they extend into the countryside beyond the existing or proposed urban areas **and form part of the wider river valley network which connects a suite of Green Infrastructure assets** will be protected, and development which harms the character and appearance of this valued landscape will be resisted.

The main issues raised in the responses to the Issues and Options and Preferred Options Consultation Documents are summarised in feedback reports published in 2016, 2017 and 2018. These show strong support amongst the general public for the protection of the river valleys by defining Green Wedges.

In conclusion, new housing and employment growth within the Green Wedges and Green Corridors has been discounted as sufficient and suitable land is available outside these designations to meet the area's development needs in a sustainable way. It would also undermine the protection of the valued landscapes by national planning policy. As such, it has been rejected by the Council as a reasonable alternative.

Alternative Spatial Strategy – Urban Focus with Growth at Hammonds Farm and Key Service Settlements

This option differs from the Preferred Options Spatial Strategy by substituting North East Chelmsford (Location 4) with a new settlement east of the A12/north of the A414 (known as 'Hammonds Farm').

Hammonds Farm is a large development being promoted by landowners at a location east of the A12 Chelmsford By-pass between Sandon and Boreham. This location is within the Lower Chelmer Valley which has a landscape character that has a high sensitivity to change with significant portions of land within the floodplain. The Landscape Capacity and Sensitivity Assessment 2017 identifies the site as having a high overall landscape sensitivity rating and a low to medium landscape capacity rating. A proportion of this area is also identified by the existing Chelmer and Navigation Landscape Conservation Area designation.

The Hammonds Farm site is severed by the A12, Maldon Road and the A414, all of which are close to capacity and experience congestion and delays to traffic. The site is situated adjacent to A12 Junction 18; consequently the expected traffic generation from a site in this location would be expected to have an additional impact on the A12 carriageway.

A new settlement at Hammonds Farm could mean that benefits arising from development on the edge of the Chelmsford Urban Area are reduced as a large proportion of new development would be detached from the existing urban area, which could lead to an increase in car/traffic movements to those facilities in the city centre.

The site would require access to the A414, which is a strategic route linking Maldon with Chelmsford, and the wider network. Significant growth is planned in the Maldon Local Plan, along this busy 'strategic' route which passes through urban areas, including Danbury towards the A12, Junction 18.

Although the site is located close to the Sandon Park and Ride site, traffic from Hammonds Farm site would have to travel through Junction 18 to the Park and Ride facility with consequent impact on that junction. A further Park and Ride site has been suggested within the Hammonds Farm site. However, an additional Park and Ride is likely to have an effect on the viability of the neighbouring Sandon site, Chelmer Valley, and the potential additional two sites proposed in the Pre-Submission Local Plan.

A large development at Hammonds Farm would also be expected to significantly increase the use of the city centre rail station, which is already close to capacity, more so than the site in NE Chelmsford which will be in close proximity to the proposed station at Beaulieu Park and will be connected into the walking and cycling routes serving the new NE Chelmsford neighbourhood.

Although the Hammonds Farm site is relatively close to the proposed new rail station at Beaulieu Park travel between the two would be via the dual carriageway A12 which, as explained above, currently experiences congestion, or by rat running though minor roads to the north of the site which is unlikely to be considered acceptable.



The Council has had regard to the main issues raised in the responses previous Local Plan consultations. These are summarised in feedback reports published in 2016, 2017 and 2018. Although these reveal significant support for a potential new settlement of up to 5,000 new homes at Hammonds Farm, there was also support for discounting it and the development of any new large settlement.

Overall, although this site is available, it is considered to perform less well compared with Location 4 when assessed against the SA objectives (see **Appendix G of the Preferred Options SA Report**), the preferred Spatial Strategy and the Local Plan evidence base.



Appendix G

Appraisal of Proposed Site Allocations and Alternatives

Site Appraisal Criteria

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

SA Objective	Appraisal Criteria	Threshold	Score
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Proximity to: -statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); -local nature conservation designations (Local Nature Reserve, County Wildlife Site)	No designations affecting site.	0
		Within 100m of a locally designated/Within 500m from an international/national site.	-
		Within 100m of a statutory designated site.	--
	Presence of protected species. Presence of BAP habitats and species	Does not contain protected species/BAP priority habitats and species.	0
		Within 100m of protected species/BAP priority habitats and species.	-
		Contains protected species/BAP priority habitats and species.	--
	Green infrastructure provision. Enhancement of habitats and species.	Development would have a positive effect on European or national designated sites, habitats or species / create new habitat or significantly improve existing habitats / significantly enhance the green infrastructure network.	++
		Development would have a positive effect on regional or local designated sites, habitats or species / improve existing habitats / enhance the green infrastructure network.	+
		Development would not affect green infrastructure provision.	0
		Development would adversely affect the green infrastructure network.	-
		Development would have a significant adverse effect on the green infrastructure network.	--
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Number of (net) new dwellings proposed/loss of dwellings.	100+ dwellings (3ha or more).	++
		1 to 99 dwellings (up to 2.9ha).	+

SA Objective	Appraisal Criteria	Threshold	Score
		0 dwellings.	0
		-1 to -99 dwellings (-2.9ha or more).	-
		-100+ dwellings (-3ha or more).	--
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Net employment land provision/loss.	1ha+ of land.	++
		0.1ha to 0.99ha of land.	+
		0ha	0
		-01ha to -0.99ha of land.	-
		-1ha+ of land.	--
	Proximity to key employment sites.	Within 2,000m walking distance of a major employment site.	+
		In excess of 2,000m walking distance of a major employment site.	0
	Impact on educational establishments.	Development of the site would result in the creation of an educational establishment/support the substantial expansion of an existing establishment.	++
		Development would contribute to the provision of additional educational services/facilities.	+
		Development would not affect educational establishments.	0
		Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities.	-
		Development would result in the loss of an existing educational establishment/building without replacement provision elsewhere in the Chelmsford City Area.	--
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Walking distance to key services including: -GP surgeries -Primary schools	Within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers town centre.	++
		Within 800m of one or more key services and/or within 2,000m of all services/the City Centre or South	+

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

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

SA Objective	Appraisal Criteria	Threshold	Score
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3)).	Mixed greenfield/brownfield land.	+/-
		Greenfield (not in ALC Grades 1, 2 or 3).	-
		Greenfield (in ALC Grade 1, 2 or 3).	--
	Soil contamination.	Development would result in existing land / soil contamination being remediated.	++
		Development would not affect the contamination of land/soils.	0
		Development could be affected by existing contaminated land.	-
		Development would result in the contamination of land/soils.	--
8. Water: To conserve and enhance water quality and resources.	Proximity to waterbodies	In excess of 50m of a waterbody.	0
		Within 10-50m of a waterbody.	-
		Within 10m of a waterbody.	--
	Requirement for new or upgraded water management infrastructure.	No requirement to upgrade water management infrastructure.	0
		Requirement to upgrade water management infrastructure.	--
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Presence of Environment Agency Flood Zones.	Within Flood Zone 1.	0
		Within Flood Zone 2.	-
		Within Flood Zone 3a/b.	--
10. Air: To improve air quality.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	In excess of 500m from the AQMA.	0
		Within 500m of the AQMA.	-
		Within the AQMA.	--

SA Objective	Appraisal Criteria	Threshold	Score
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	It has not been possible to identify specific site level criteria for this SA objective.	N/A	N/A
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Development in Minerals Safeguarding Areas.	Outside a Minerals Safeguarding Area.	0
		Within a Minerals Safeguarding Areas.	--
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on designated heritage assets (for example, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non-designated heritage assets.	Development would enhance designated heritage assets or their settings. Development would result in an assets(s) being removed from the At Risk Register.	++
		Development would enhance non-designated heritage assets or their settings. Development would increase access to heritage assets.	+
		Development is unlikely to affect heritage assets or their settings.	0
		Development may have an adverse effect on designated heritage assets and/or their settings. Development may affect non-designated sites or their settings.	-
		Development may have a significant adverse effect on a designated heritage assets or their settings	--
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	Effects on landscape/townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	Development offers potential to significantly enhance landscape/townscape character.	++
		Development offers potential to enhance landscape/townscape character.	+
		Development is unlikely to have an effect on landscape/townscape character.	0
		Development may have an adverse effect on landscape/townscape character and/or site is located in a Green Wedge or the Coastal Protection Belt.	-
		Development may have a significant adverse effect on landscape/townscape character and/or site is located in the Green Belt.	--



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

At the Pre-Submission stage an additional criteria was added to SA Objective 6 to recognise that those sites within a City, Town or Key Service Settlement would have good access to existing facilities and amenities via sustainable modes of transport.

Housing Site Appraisal															
		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
15SLAA13	LAND OPPOSITE 19 TO 23, CHURCH GREEN, BROOMFIELD	St Marys Church LWS within 100m.	-	Unknown	?	Unknown	?	-/?	88	+	None to be provided.	0	Within 2000m walking distance of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
15SLAA16	LAND EAST OF BANTERS LANE, BANTERS LANE	Sandylay and Moat Woods ancient woodland, EWT Nature Reserve and Wildlife Site adjacent to site boundary. Bushy/Breams Woods ancient woodland and wildlife site adjacent to site.	---	Unknown	?	Unknown	?	--/?	1,119	++	None to be provided.	0	Within 2000m walking distance of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
15SLAA21	NATIONAL GRID PYLON 4VB042, SOUTHEND ROAD	Wildlife Site within 100m of the site. LoWS CCAA Sandon Pit within 100m of the site on the opposite side of the A12.	-	Unknown. Nationally rare (RDB3 and national BAP species) digger wasp at Sandon Pit.	?	Unknown	?	-/?	138	++	None to be provided.	0	Within 2000m walking distance of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
15SLAA28	LAND EAST OF 52 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	218	++	None to be provided.	0	Within 2000m walking distance of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
15SLAA29	LAND NORTH WEST OF BLATCH COTE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	13	+	None to be provided.	0	In excess of 2,000m walking distance of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
15SLAA3	LAND SOUTH WEST OF CLOUGHES COTTAGE, MAIN ROAD, BOREHAM	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	16	+	None to be provided.	0	Within 2000m walking distance of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
15SLAA31	FORMER UNIVERSITY LAND, PARK ROAD, CHELMSFORD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	97	+	None to be provided	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

Housing Site Appraisal												
		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices -Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
15SLAA13	LAND OPPOSITE 19 TO 23, CHURCH GREEN, BROOMFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 2121m away. Closest Post Office is The Parade 1468m away. Closest Supermarket is Broomfield Hospital 890m away. Closest Primary School is Broomfield Primary School 5m away. Closest Secondary School is Chelmer Valley High School 379m away. Closest Public Transport is New Road Bus Stop 135m away. Closest GP is Mountbatten House Surgery 1704m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Mountbatten House Surgery 1704m away. Closest Open Space is St. Mary with St. Leonard Church 5m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
15SLAA16	LAND EAST OF BANTERS LANE, BANTERS LANE	-	+/-	Closest GP is Owls Hill Surgery (branch of Fern House) located 4182m away. Closest City Centre is Chelmsford City Centre 9796m away. Closest Post Office is Great Leighs 327m away. Closest Supermarket is Great Leighs Village Store 327m away. Closest Primary School is Great Leighs Primary School 339m away. Closest Secondary School is Chelmer Valley High School 7083m away. Closest Public Transport is Dog & Partridge Bus Stop 87m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4182m away. Closest open space is Sandylay Wood, adjacent to the site..	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
15SLAA21	NATIONAL GRID PYLON 4VB042, SOUTHEND ROAD	-	+/-	Closest GP is Baddow Village Surgery 1437m away. Closest City Centre is Chelmsford City Centre 2902m away. Closest Post Office is Galleywood 1445m away. Closest Supermarket is Great Baddow 1411m away. Closest Primary School is The Sandon School 560m away. Closest Secondary School is Great Baddow High School 2207m away. Closest Public Transport is Ladywell Lane Bus Stop 310m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Baddow Village Surgery 1437m away. Closest Open Space is Hall Lane Allotments 46m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
15SLAA28	LAND EAST OF 52 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	-	+/-	Closest GP is Owls Hill Surgery (branch of Fern House) 3982m away. Closest City Centre is Chelmsford City Centre 8510m away. Closest Post Office is Great Leighs 546m away. Closest Supermarket is Great Leighs Village Store 546m away. Closest Primary School is Great Leighs Primary School 339m away. Closest Secondary School is Chelmer Valley High School 5761m away. Closest Public Transport is Deres Bridge Bus Stop 2m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 3982m away. Closest open space is the Leighs Village Hall located 9m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
15SLAA29	LAND NORTH WEST OF BLATCH COTE	-	-	Closest GP is Beacon Health Group 2107m away. Closest Town Centre is South Woodham Ferrers Town Centre 5845m away. Closest Post Office is Bicknacre 512m away. Closest Supermarket is Danbury Tesco Express 2068m away. Closest Primary School is Priory Primary School, Bicknacre 457m away. Closest Secondary School is Heathcote School 2203m away. Closest Public Transport is The White Swan Bus Stop 430m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Beacon Health Group 2107m away. Closest Open Space is B1418 amenity road verge 492m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
15SLAA3	LAND SOUTH WEST OF CLOUGHS COTTAGE, MAIN ROAD, BOREHAM	-	+/-	Closest GP is The Laurels Surgery 687m away. Closest City Centre is Chelmsford City Centre 5295m away. Closest Post Office is Abercorn News and Post Office 854m away. Closest Supermarket is Boreham 861m away. Closest Primary School is Boreham Primary School 535m away. Closest Secondary School is Boswells School 4079m away. Closest Public Transport is The Cock Bus Stop 2m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is The Laurels Surgery 687m away. Closest Open Space is Boleyn Way AGS 89m away.	++	Assume no loss but would increase the pressure on existing open space and health facilities.	-
15SLAA31	FORMER UNIVERSITY LAND, PARK ROAD, CHELMSFORD	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 476m away. Closest Supermarket is Chelmsford Interchange Express 168m away. Closest Primary School is Maltese Road Primary School 467m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 467m away. Closest Public Transport is Victoria Road South Bus Stop 138m away. Closest GP is Gemini Centre 419m away.	++	Existing open space, but need to establish whether it is public or private.	?	?/++	Closest GP is Gemini Centre 419m away. Closest Open Space is OS north of Parkway 0m away.	++	Develops 0.63 ha of open space north of Parkway.	-

Housing Site Appraisal													
		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
15SLAA13	LAND OPPOSITE 19 TO 23, CHURCH GREEN, BROOMFIELD	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Closest Bus Stop is New Road 135m away. Closest Rail Station is Chelmsford Rail Station 3117m away. Closest Park and Ride is Chelmer Valley Park and Ride 1822m away.	+	Site could be accessed from lane adjacent Broomfield parish church. An upgraded access to the site may be required. Given the scale of development there is potential for adverse highway impacts due to congestion from new traffic generation without additional works taking place..	-	Unknown	?	+/-	Comprises Grade 2 agricultural land.	---
15SLAA16	LAND EAST OF BANTERS LANE, BANTERS LANE	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Within Great Leighs. Closest Bus Stop is Dog & Partridge 87m away. Closest Rail Station is Cressing Rail Station 4049m away. Closest Park and Ride is Chelmer Valley Park and Ride 5811m away.	++	Accessed by Banters Lane. Due to the size of the development and the narrowness of Banters Lane, there would be significant impacts on the local highway network.	---	Unknown	?	++/-	Comprises Grade 2 & 3 agricultural land.	---
15SLAA21	NATIONAL GRID PYLON 4VB042, SOUTHEND ROAD	Site surrounded by agricultural fields. A12 borders the site to the east/south and has the potential for it to adversely affect the health of prospective residents due to, for example, noise and emissions.	-	-	Closest Bus Stop is Ladywell Lane 310m away. Closest Rail Station is Chelmsford Rail Station 4504m away. Closest Park and Ride is Sandon Park and Ride 984m away.	+	There appears to be no clear access to the site. It is unlikely that the site could be accessed by the A12 . Developer contributions should be sought to ensure safe and sufficient access is created. Due to the size of the site there could be some negative impacts on the local highway network due to additional traffic generation.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
15SLAA28	LAND EAST OF 52 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	A sewage works lies 30m to the south of the site. There is the potential for it to adversely affect the health of prospective residents due to, for example, unpleasant smells and noise from operating machinery. The western site lies adjacent to the A131 which has the potential to impact upon prospective residents due to, for example, noise from traffic and exhaust fumes.	-	-	Closest Bus Stop is Deres Bridge 2.0m away. Closest Rail Station is Cressing Rail Station 5903.0m away. Closest Park and Ride is Chelmer Valley Park and Ride 4539.0m away.	+	Potential access from Great Leigh Main Road which feeds into the A131 to the south. Due to the size of the scheme, there could be negative impacts on the local highway network.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
15SLAA29	LAND NORTH WEST OF BLATCH COTE	Site surrounded by agricultural fields so the surrounding land uses would not cause adverse impacts upon future occupiers.	0	+/-	Within Bicknacre. Closest Bus Stop is The White Swan 430m away. Closest Rail Station is South Woodham Ferrers Rail Station 5313m away. Closest Park and Ride is Sandon Park and Ride 5087m away.	++	Accessed by White Elm Road. Due to the size of the site and its location, there are no identified traffic constraints.	0	Unknown	?	++	Comprises a mix of Grade 3 agricultural land and existing buildings.	---
15SLAA3	LAND SOUTH WEST OF CLOUGHS COTTAGE, MAIN ROAD, BOREHAM	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+	Closest Bus Stop is The Cock 2m away. Closest Rail Station is Hatfield Peverel Rail Station 3243m away. Closest Park and Ride is Chelmer Valley Park and Ride 4307m away.	+	Accessed by Boreham Main Road. Due to the small scale nature of the development it may be possible to satisfactorily access the local highway network with no adverse impact.	0	Unknown	?	+	Comprises Grade 2 & 3 agricultural land.	---
15SLAA31	FORMER UNIVERSITY LAND, PARK ROAD, CHELMSFORD	Site adjacent to busy main road and railway line both of which could cause disturbance from noise and adversely impact on human health.	-	-	Within Chelmsford. Closest Bus Stop is Victoria Road South 138m away. Closest Rail Station is Chelmsford Rail Station 186m away. Closest Park and Ride is Sandon Park and Ride 4156m away.	++	Site directly adjacent to A1090 so potential access to the site. However, given scale of development and location next to the station there could be adverse highway impacts from congestion through new traffic generation . This could exacerbate congestion problems in the centre of Chelmsford.	?/-	Unknown	?	++/-/?	Urban greenfield.	-

Housing Site Appraisal																	
		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
15SLAA13	LAND OPPOSITE 19 TO 23, CHURCH GREEN, BROOMFIELD	Development would result in existing land / soil contamination being remediated.	++	++/-	Within 10m of stream - there is a stream crossing the site.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
15SLAA16	LAND EAST OF BANTERS LANE, BANTERS LANE	Development would result in existing land / soil contamination being remediated.	++	++/-	In excess of 50m from a waterbody.	0	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan..	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
15SLAA21	NATIONAL GRID PYLON 4VB042, SOUTHEND ROAD	Development would result in existing land / soil contamination being remediated.	++	++/-	Within 10m of a waterbody. There are two large ponds on the site.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	The site comprises an area designated as FZ1, FZ2 and FZ3.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
15SLAA28	LAND EAST OF 52 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	Development would not affect the contamination of land/soils.	0	--	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	The site comprises an area designated as FZ1, FZ2 and FZ3.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
15SLAA29	LAND NORTH WEST OF BLATCH COTE	Development would not affect the contamination of land/soils.	0	--	Within 10-50m of a waterbody.	-	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	-	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
15SLAA3	LAND SOUTH WEST OF CLOUGHS COTTAGE, MAIN ROAD, BOREHAM	Development would not affect the contamination of land/soils.	0	--	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
15SLAA31	FORMER UNIVERSITY LAND, PARK ROAD, CHELMSFORD	Development would not affect the contamination of land/soils.	0	-	In excess of 50m of waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ2	-	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0

Housing Site Appraisal					
		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
15SLAA13	LAND OPPOSITE 19 TO 23, CHURCH GREEN, BROOMFIELD	Broomfield conservation area is adjacent to the site to the north. There are 18 Grade II listed buildings and 1 Grade II* listed building within 500m of the site, the closest of which is 24m south west of the site. Given the scale of development and proximity to the conservation area and nearest listed buildings there is the potential for adverse heritage impacts upon setting.	---	Development of this site would result in an extension of Broomfield village to the north and west into the countryside. This would affect the openness of and views into the countryside. There may be potential for development of this site to tie in well with surrounding residential area but there would overall be an adverse effect on landscape character through extending into the countryside. The 2017 Landscape Sensitivity and Capacity Assessment states that the Broomfield study area has a moderate landscape sensitivity with medium capacity to accommodate new development. The site is not in the green belt.	---
15SLAA16	LAND EAST OF BANTERS LANE, BANTERS LANE	There are 15 Grade II listed buildings located within 500m of the site. The Gubbion's Hall moated site Scheduled Monument lies within 100m of the site. there are no other designated heritage assets within 500m of the site. Due to the close proximity of the site to these heritage features, there is potential for the site to have a negative impact upon the setting and character of these features even with screening.	---	Development of this site would result in a considerable extension to the northeast of Great Leighs village. It would result in the considerable loss of agricultural land. Given the scale of development and extension of the existing settlement into the countryside, it would adversely affect the local landscape character, and have an adverse visual impact on the surrounding residential receptors. Overall, due to the scale of the development and loss of greenfield land there is potential for significant adverse effects on landscape character, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. The 2017 Landscape Sensitivity and Capacity Assessment confirms that the Great Leighs study area has a mixture of high and moderate landscape sensitivity with this site recording medium. Overall Great Leighs has a capacity to accommodate new development ranges from low to medium - high with this site recording medium. The site is not in the green belt.	---
15SLAA21	NATIONAL GRID PYLON 4VB042, SOUTHEND ROAD	There are 7 Grade II and 2 Grade II* listed buildings within 500m of the site. The closest listed building is the Grade II* The Rectory located 319m to the north. The Sandon Conservation Area is located 234m to the north and is separated from the site by further fields. The site has a hedgeline along the northern boundary to sandon but is poorly screened in other directions. This could be mitigated to an extent by a well designed site. Overall, given the size of the site and lack of screening there is potential for a negative effects on heritage.	---	The development would result in a large extension separated slightly from the southern edge of Sandon. The scale of development is significant and suffers from being poorly screened in most directions. The development would also result in the loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. There is therefore potential for significant adverse effects on landscape character, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Sandon has a mixture of high and moderate landscape sensitivity to the north with a capacity to accommodate new development which ranges from medium to medium - high. The site itself was not considered within the 2017 assessment however. The site is not in the green belt.	---
15SLAA28	LAND EAST OF 52 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	There are 8 Grade II listed buildings located within 500m of the site. The listed buildings of Chatley and Vixen Tor are located within 10m to the west of the site. These listed buildings could be adversely affected by the development of this site. The impact upon the other listed buildings are likely to be reduced given their location, the intervening built environment and any screening as part of the development. There are no other designated heritage assets within 500m of the site.	---	The development would result in the considerable extension of Great Leighs village east/southeastern boundary. The site would be visible from all directions accept from the north, where the site is screened by the existing built environment of Great Leighs. This development would also result in the loss of agricultural land which would have a negative effect on the character of the area and the amenity of local resident receptors. It is therefore considered that the development of this site has the potential for significant adverse effects on the landscape and townscape character, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high but it should be noted that the areas assessed do not include for this site. The site is not in the green belt.	---
15SLAA29	LAND NORTH WEST OF BLATCH COTE	There are no heritage assets within 500m of the site. Effects on designated heritage assets are therefore considered neutral.	0	The development would result in a small extension to the existing settlement of Bicknacre to the north/northeast. The site is well screened to the south and west. It is poorly screened to the north and east but with careful design and some screening, its impact on long distance views could be mitigated. However, the development would result in a small loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Overall, it is considered that there is potential for a residual negative effect on landscape character. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Bicknacre has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium. The site lies outside of the area studied in the assessment. The site is not in the green belt.	---
15SLAA3	LAND SOUTH WEST OF CLOUGHS COTTAGE, MAIN ROAD, BOREHAM	There are 5 Grade II listed buildings located within 500m of the site. The Roman Road/Plantation Road Conservation Area borders the site to the west. The closest listed building, The Chestnuts, is located 7m away to the west. The Cock Inn is also nearby, located only 19m away to the west. The development could potentially negatively impact upon the setting of these heritage assets given their close proximity to the site and depending upon the details of design and siting of new buildings this could be significant.	---	The development would result in a small extension of the existing settlement of Boreham to the southeast. Development of this site could form a natural extension of the built environment of Boreham. The development would result in the loss of agricultural land, which would alter the landscape character of the area and have a negative impact upon nearby residential receptors and long distance views. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Boreham has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium-high. This site is identified as having a predominantly medium-high capacity rating due to its low landscape value. The site is not in the green belt.	---
15SLAA31	FORMER UNIVERSITY LAND, PARK ROAD, CHELMSFORD	West End conservation area is adjacent to the site focussed along the railway. Central, New London Road, Baddow Road and River Can and Moulsham Street conservation areas also within 500m of the site. There are 1 Grade I, 48 Grade II and 1 Grade II* listed buildings within 500m of the site, the closest of which is 144m south west of the site. There are no other designated heritage assets within 500m of the site. Dependant upon the scale and design of the development given its proximity to adjacent conservation there is potential for adverse effects on the setting and character of this conservation area. It is considered that the surrounding built form would screen this site from the nearest listed buildings.	---	Development of this site would see a greenfield site in the centre of Chelmsford lost which could have adverse effects on landscape character. However, a well designed site could relate well to the surrounding built environment and therefore have positive effects on townscape character. Overall it is considered that there could be a mixture of positive and negative effects on landscape and townscape character respectively. The site is not in the green belt.	+/-

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
15SLAA43	7 ST GILES, MOOR HALL LANE, BICKNACRE	Wildlife Site within 100m of the site. LoWS CCAA Little Gibcracks within 100m of the site.	-	Unknown although given the wooded nature of the site there must be a reasonable likelihood of species being present.	?	Unknown	?	-/?	176	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
15SLAA45	LAND NORTH OF MILL LANE EAST OF BARLEY MEAD AND SOUTH OF MALDON ROAD	Thrift Wood and Hyde Wood ancient woodland within 500m of the site.	-	Unknown	?	Unknown	?	-/?	689	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
15SLAA47	SPORTS CENTRE, PARTRIDGE GREEN, BROOMFIELD	Sparrowhawk Wood LWS and ancient woodland adjacent to the site.	---	Unknown	?	Unknown	?	--/?	312	++	None to be provided.	0	Within 30min travel time by public transport.	+	No loss but would increase the pressure on existing educational facilities.
15SLAA49	LAND EAST OF LITTLE FIELDS AND NORTH OF MALDON ROAD, DANBURY, CHELMSFORD	Woodham Walter Common SSSI within 500m of the site.	-	Unknown	?	Unknown	?	-/?	138	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 100	LAND NORTH AND SOUTH OF SANDON SCHOOL MOLRAMS LANE, SANDON	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	237	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 102	LAND AT GARAGE BLOCK AND WEST OF 5 TO 11 CARDS ROAD, SANDON	Wildlife Site within 100m of the site. LoWS CCAA Sandon Pit within 100m of the site on opposite side of A12.	-	Unknown	?	Unknown	?	-/?	139	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 104	HORSESHOE FARM, MAIN ROAD, BICKNACRE	Thrift Wood and Folks Wood ancient woodland within 500m of the site. Thrift Wood Woodham Ferrers SSSI within 500m of the site.	-	Unknown	?	Unknown	?	-/?	122	++	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
CFS 105	LAND EAST OF NOS.170-194 MAIN ROAD, GREAT LEIGHS	Sandyay and Moat Woods ancient woodland, EWT Nature Reserve and Wildlife Site within 100m of the site boundary.	---	Unknown	?	Unknown	?	--/?	110	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices -Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
15SLAA43	7 ST GILES, MOOR HALL LANE, BICKNACRE	-	+/-	Closest GP is Beacon Health Group 2498m away. Closest Town Centre is South Woodham Ferrers Town Centre 5842m away. Closest Post Office is Bicknacre 589m away. Closest Supermarket is Danbury Convenience Store - Premier 2406m away. Closest Primary School is Priory Primary School, Bicknacre 428m away. Closest Secondary School is Heathcote School 2355m away. Closest Public Transport is Barbrook Way Bus Stop 126m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Beacon Health Group 2498m away. Closest Open Space is Priory Fields NGS 0m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
15SLAA45	LAND NORTH OF MILL LANE EAST OF BARLEY MEAD AND SOUTH OF MALDON ROAD	-	+/-	Closest GP is Beacon Health Group 811.0m away. Closest Town Centre is South Woodham Ferrers Town Centre 7145m away. Closest Post Office is Danbury 1411m away. Closest Supermarket is Danbury Tesco Express 545m away. Closest Primary School is St John Church of England Voluntary Controlled Primary School Danbury 1044m away. Closest Secondary School is Heathcote School 1228m away. Closest Public Transport is The Royal Oak Bus Stop 130m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Beacon Health Group 811m away. Closest Open Space is Hyde Lane 102m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
15SLAA47	SPORTS CENTRE, PARTRIDGE GREEN, BROOMFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 3728m away. Closest Post Office is Great Waltham 1330.0m away. Closest Supermarket is Broomfield Hospital 520m away. Closest Primary School is Great Waltham CE Primary School 1081m away. Closest Secondary School is Chelmer Valley High School 537m away. Closest Public Transport is Hospital Old Stop Bus Stop 455m away. Closest GP is Little Waltham & GT Notley Surgery 1272m away.	0	Unknown/no loss of existing facilities.	0/?	0	Closest GP is Little Waltham & GT Notley Surgery 1272m away. Closest Open Space is Bedford Playing Fields 0m away.	+	Develops 11.94 of Bedford Playing Fields	-
15SLAA49	LAND EAST OF LITTLE FIELDS AND NORTH OF MALDON ROAD, DANBURY, CHELMSFORD	-	+/-	Closest GP is Beacon Health Group 368m away. Closest City Centre is Chelmsford City Centre 6980m away. Closest Post Office is Danbury 895m away. Closest Supermarket is Danbury Tesco Express 201m away. Closest Primary School is St John Church of England Voluntary Controlled Primary School Danbury 398m away. Closest Secondary School is Heathcote School 769m away. Closest Public Transport is Russell Green Bus Stop 5m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Beacon Health Group 368m away. Closest Open Space is Runsell Lane amenity green space 2m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 100	LAND NORTH AND SOUTH OF SANDON SCHOOL MOLRAMS LANE, SANDON	-	+/-	Closest GP is Baddow Village Surgery 1026m away. Closest City Centre is Chelmsford City Centre 2213m away. Closest Post Office is Galleywood 1165m away. Closest Supermarket is Great Baddow 1142m away. Closest Primary School is The Sandon School 2m away. Closest Secondary School is Great Baddow High School 2183m away. Closest Public Transport is Brick Kiln Road Bus Stop 5m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Baddow Village Surgery 1026m away. Closest Open Space is The Sandon School 2m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 102	LAND AT GARAGE BLOCK AND WEST OF 5 TO 11 CARDS ROAD, SANDON	-	+/-	Closest GP is Baddow Village Surgery 1114m away. Closest City Centre is Chelmsford City Centre 2574m away. Closest Post Office is Galleywood 1157m away. Closest Supermarket is Great Baddow 1125m away. Closest Primary School is The Sandon School 242m away. Closest Secondary School is Great Baddow High School 2042m away. Closest Public Transport is Woodhill Road Bus Stop 215m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Baddow Village Surgery 1114m away. Closest Open Space is The Sandon School whose playing fields adjoin the site to the north.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 104	HORSESHOE FARM, MAIN ROAD, BICKNACRE	-	-	Closest GP is Beacon Health Group 2324m away. Closest Town Centre is South Woodham Ferrers Town Centre 5554m away. Closest Post Office is Bicknacre 105m away. Closest Supermarket is Danbury Tesco Express 2318m away. Closest Primary School is Priory Primary School, Bicknacre 219m away. Closest Secondary School is Heathcote School 2356m away. Closest Public Transport is Bicknacre Road Bus Stop 25m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Beacon Health Group 2324m away. Closest Open Space is B1418 amenity road verge 32m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 105	LAND EAST OF NOS.170-194 MAIN ROAD, GREAT LEIGHS	-	+/-	Closest GP is Owls Hill Surgery (branch of Fern House) 4600m away. Closest City Centre is Chelmsford City Centre 9774m away. Closest Post Office is Great Leighs 263m away. Closest Supermarket is Great Leighs Village Store 263m away. Closest Primary School is Great Leighs Primary School 317m away. Closest Secondary School is Chelmer Valley High School 7052m away. Closest Public Transport is Shimbrooks Bus Stop 3m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4600m away. Closest open space is Sandyplay Wood .	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
15SLAA43	7 ST GILES, MOOR HALL LANE, BICKNACRE	Site surrounded by agricultural fields and widely spaced residential dwellings. As such the surrounding land uses are unlikely to cause adverse impacts.	0	+/-	Within Bicknacre. Closest Bus Stop is Barbrook Way 126m away. Closest Rail Station is South Woodham Ferrers Rail Station 5159m away. Closest Park and Ride is Sandon Park and Ride 4206m away.	++	Potential for direct access by Priory Road and Moor Hall Lane. Due to the size of the site there could be some negative impacts on the local highway network subject to detailed traffic management measures.	?/-	Unknown	?	++/-?	Comprises Grade 3 agricultural land although the site is predominantly wooded.	--
15SLAA45	LAND NORTH OF MILL LANE EAST OF BARLEY MEAD AND SOUTH OF MALDON ROAD	The A414 borders the site to the south. There is the potential for this road to adversely affect the health of prospective residents due to, for example, noise and emissions.	-	-	Closest Bus Stop is The Royal Oak 130m away. Closest Rail Station is South Woodham Ferrers Rail Station 6736m away. Closest Park and Ride is Sandon Park and Ride 4892m away.	+	Accessed by Maldon Road and Mill Lane. Due to the size of the scheme there could be significant impacts on the local highway network.	--	Unknown	?	+/-	Comprises Grade 2 and 4 agricultural land.	--
15SLAA47	SPORTS CENTRE, PARTRIDGE GREEN, BROOMFIELD	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	-	Closest Bus Stop is Hospital Old Stop 455m away. Closest Rail Station is Chelmsford Rail Station 4697m away. Closest Park and Ride is Chelmer Valley Park and Ride 1784m away.	-	Site would be accessed from Woodhouse Lane which is a narrow single carriageway lane . Given the scale of development there could adverse highway impacts from the resultant traffic generation.	-	Unknown	?	-	Comprises Grade 2 agricultural land although in use as playing fields..	--
15SLAA49	LAND EAST OF LITTLE FIELDS AND NORTH OF MALDON ROAD, DANBURY, CHELMSFORD	The A414 borders the site to the south. There is the potential for this road to adversely affect the health of prospective residents due to, for example, noise and emissions.	-	0	Closest Bus Stop is Runsell Green 5m away. Closest Rail Station is Hatfield Peverel Rail Station 6639m away. Closest Park and Ride is Sandon Park and Ride 4346m away.	+	Accessed by Runsell Lane and Maldon Road. Due to the size of the site and the narrowness of Runsell lane, there could be significant negative impacts on the local highway network.	--	Unknown	?	+/-	Comprises Grade 2 & 4 agricultural land.	--
CFS 100	LAND NORTH AND SOUTH OF SANDON SCHOOL MOLRAMS LANE, SANDON	Site surrounded by residential and agricultural land. The Sandon school borders the site to the southwest. No unsuitable uses in the vicinity of the site.	0	+/-	Closest Bus Stop is Brick Kiln Road 5m away. Closest Rail Station is Chelmsford Rail Station 3899m away. Closest Park and Ride is Sandon Park and Ride 170m away.	+	Accessed by Maldon Road. Maldon Road joins the A12 to the east and A1114 to the west, providing the site with good access to the local highway network. Due to the size of the scheme there could be negative impacts on the local highway network.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.	--
CFS 102	LAND AT GARAGE BLOCK AND WEST OF 5 TO 11 CARDS ROAD, SANDON	Site surrounded by residential, educational and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Closest Bus Stop is Woodhill Road 215m away. Closest Rail Station is Chelmsford Rail Station 4190m away. Closest Park and Ride is Sandon Park and Ride 867m away.	+	Accessed by Cards Road/Hall Lane which is a residential street with houses at close proximity to the site access. Due to the size of the scheme there could be a moderate impact on the local highway network increasing traffic significantly along Cards Road/Hall Lane and requiring improvements to be made.	--	Unknown	?	+/-	Comprises Grade 3 agricultural land.	--
CFS 104	HORSESHOE FARM, MAIN ROAD, BICKNACRE	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Closest Bus Stop is Bicknacre Road 25m away. Closest Rail Station is South Woodham Ferrers Rail Station 4949m away. Closest Park and Ride is Sandon Park and Ride 4974m away.	+	Accessed by White Elm Road. Due to the size of the site there could be some negative impacts on the local highway network.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.	--
CFS 105	LAND EAST OF NOS.170-194 MAIN ROAD, GREAT LEIGHS	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Within Great Leighs. Closest Bus Stop is Shimbrooks 3.0m away. Closest Rail Station is Cressing Rail Station 4958.0m away. Closest Park and Ride is Chelmer Valley Park and Ride 5792.0m away.	++	Potential for direct access onto Great Leigh Main Road dependant upon detailed junction design. Due to the size of the scheme, there could be impacts on the local highway network.	-	Unknown	?	++/-	Comprises Grade 2 agricultural land.	--

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
15SLAA43	7 ST GILES, MOOR HALL LANE, BICKNACRE	Development would result in existing land / soil contamination being remediated.	++	++/-	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	The site comprises an area designated as FZ1 and FZ2.	-	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
15SLAA45	LAND NORTH OF MILL LANE EAST OF BARLEY MEAD AND SOUTH OF MALDON ROAD	Development would not affect the contamination of land/soils.	0	--	In excess of 50m of a waterbody.	0	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Within a Mineral Safeguarding Area	--
15SLAA47	SPORTS CENTRE, PARTRIDGE GREEN, BROOMFIELD	Unknown. However assume development would not affect the contamination of land/soils.	0	--	In excess of 50m of waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
15SLAA49	LAND EAST OF LITTLE FIELDS AND NORTH OF MALDON ROAD, DANBURY, CHELMSFORD	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
CFS 100	LAND NORTH AND SOUTH OF SANDON SCHOOL MOLRAMS LANE, SANDON	Development would result in existing land / soil contamination being remediated.	++	++/-	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	A small part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS 102	LAND AT GARAGE BLOCK AND WEST OF 5 TO 11 CARDS ROAD, SANDON	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	The site comprises an area designated as FZ1, FZ2 and FZ3.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
CFS 104	HORSESHOE FARM, MAIN ROAD, BICKNACRE	Development would result in existing land / soil contamination being remediated.	++	++/-	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
CFS 105	LAND EAST OF NOS.170-194 MAIN ROAD, GREAT LEIGHS	Development would not affect the contamination of land/soils.	0	--	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
15SLAA43	7 ST GILES, MOOR HALL LANE, BICKNACRE	There is 1 Grade II listed building located within 500m of the site. Bicknacre Priory Ruins are located 395m to the east. The Bicknacre Priory Scheduled Ancient Monument is located 355m to the east. There are no other designated heritage assets within 500m of the site. The site is screened to the east by several treelines but could still have an impact upon these heritage assets due to the scale of development. There is potential for the on site screening to mitigate the developments impact upon these heritage assets further. Overall it is considered that that a minor negative impact is predicted but that there is potential for this to be reduced to neutral depending on developer created screening.	0/-	The development would result in a sizeable extension of Bicknacre to the north/northwest. The site is screened to the east and south from long distance views by Bicknacre's built environment. It is less screened to the north and west but this could be improved upon with a well designed site and developer created screening. The development would result in the loss of wooded land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Development of this site has the potential to be a natural extension of Bicknacre, linking in well with the existing built environment and enhancing it. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Bicknacre has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium. The site itself is identified as having high sensitivity and value and hence a low capacity for change. The site is not in the green belt.	--
15SLAA45	LAND NORTH OF MILL LANE EAST OF BARLEY MEAD AND SOUTH OF MALDON ROAD	There are 15 Grade II listed buildings located within 500m of the site. The closest listed building is the Barn at the rear of Gill House located 153m to the north. Gill House is located 161m to the north. The rest of the listed buildings are located over 200m away. The site is of considerable size and is poorly screened to the north, east and south so there is potential for significant adverse effects on heritage assets. A well designed site could mitigate adverse effects to an extent.	--	Development of this site would result in the considerable expansion of Danbury to the east. The site suffers from being poorly screened to the north, east and south, increasing its impact on long distance views and the openness of the countryside. The site is screened to the west by the existing built environment of Danbury. The development would result in a considerable loss of agricultural land, which would result in a considerable change to the local landscape character and would affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. There is therefore potential for significant negative effects on landscape character. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Danbury has a mixture of high and moderate landscape sensitivity and that the capacity of this site to accommodate new development is low to medium. The site is not in the green belt.	--
15SLAA47	SPORTS CENTRE, PARTRIDGE GREEN, BROOMFIELD	There are 3 Grade II listed buildings within 500m of the site, the closest of which is 179m from the site. There are no other heritage assets within 500m of the site. Notwithstanding the scale of development, the intervening built form provides screening to these listed buildings. Therefore, it is not considered that there would be any adverse effects on heritage.	0	Development of this site would result in a large extension of Broomfield village to the north west and into the countryside, which would extend the existing settlement into the countryside. This would affect the openness of and views into the countryside. Given the scale of development there could be an adverse effects on landscape character. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Broomfield has a moderate landscape sensitivity and that this site has a medium capacity to accommodate new development. The site is not in the green belt. Overall, a negative effect has been identified.	--
15SLAA49	LAND EAST OF LITTLE FIELDS AND NORTH OF MALDON ROAD, DANBURY, CHELMSFORD	There are 7 Grade II listed buildings located within 500m of the site. The closest listed building is Garlands Farmhouse located 26m to the east. There are 3 listed buildings, Gill House, Barn at the Rear of Gill House and The Anchor Inn located within 100m-200m to the east of the site. The Danbury Conservation Area is located 419m to the southwest. The site is well screened by Danbury's existing built environment to the west and south. However, it is poorly screened to the east where the closest heritage assets are located. It is therefore considered that a significant negative impact is predicted.	--	Development of this site would result in a sizeable expansion of Danbury to the north/northeast. The development would result in a sizeable loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Long distance views from the west and south would be protected by the intervening built environment of Danbury. However, long distance views from the north and east would be impacted upon and therefore mitigation would be required. There is therefore significant potential for adverse effects on landscape character. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Danbury has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium. The site is not in the green belt.	--
CFS 100	LAND NORTH AND SOUTH OF SANDON SCHOOL MOLRAMS LANE, SANDON	There are 6 Grade II and 2 Grade II* listed buildings within 500m of the site. The closest listed building is Grace's Cross which is in very close proximity and almost surrounded by the site. There are 5 listed buildings located within 100m of the site, one of which is the Church of St Andrew a Grade II* listed building located 92m to the south. The Sandon conservation area borders the site to the south and the Chelmer and Blackwater Navigation conservation area lies 360m to the northwest albeit separated by development and a mix of uses. The site has little screening to the north and south and of the two areas is most likely to have the potential to affect the setting of the sandon CA. There is therefore potential for significant negative impacts on both listed buildings and the conservation area.	--	Development of this site would result in the expansion of Great Baddow to the east/Sandon to the north. The development is sizeable and suffers from being poorly screened to the north, east and south. The site is screened to the west by the existing built environment of Great Baddow but would impact on views from other directions and affect the openness of the countryside. There is therefore significant potential for adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Sandon (adjacent to Great Baddow) has a mixture of high and moderate landscape sensitivity but that the site itself has a medium to high capacity to accommodate new development; however, in view of the scale of development, a significant negative effect has been identified. The site is not in the green belt.	--
CFS 102	LAND AT GARAGE BLOCK AND WEST OF 5 TO 11 CARDS ROAD, SANDON	There are 6 Grade II and 2 Grade II* listed buildings within 500m of the site. The closest listed building is the Grade II* The Rectory located 76m to the north. The other Grade II* listed building, Church of St Andrew, is located 208m to the north. The Sandon Conservation Area is located immediately to the north of the site. The existing built environment of Sandon provides screening, protecting the listed buildings and conservation area to some degree. However, due to the sites size it is unlikely it will be able to mitigate its impact upon all of the aforementioned heritage assets, especially the setting of the Sandon Conservation area. It is therefore considered that a significant negative impact could arise.	--	Development of this site would result in a sizeable expansion of Sandon's borders to the south/southwest. The site is screened to the north by the existing built environment of Sandon but suffers from being poorly screened to the east, south and west. The development would also result in the loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors and the openness of the countryside. A well designed site could form a natural extension to Sandon and have positive effects on townscape character although there would be potential effects upon the conservation area as recorded elsewhere in this assessment. However, it is considered that there is significant potential for adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Sandon has a mixture of high to low landscape sensitivity and capacity to accommodate new development ranges from medium to medium - high although the site is not featured in the assessment. The site is not in the green belt.	--
CFS 104	HORSESHOE FARM, MAIN ROAD, BICKNACRE	There are 2 Grade II listed buildings within 500m of the site. These are the Bicknacre Priory Ruins located 252m to the northwest and Star House located 439m to the south. The Bicknacre Priory Scheduled Ancient Monument is located 174m to the west. The built environment of Bicknacre may screen the site from having a significant impact on the SAM and Bicknacre Priory Ruins but would require confirmation. Due to the location of Star House it is considered that there would be a potential minimal impact. Overall effects on heritage assets are considered to be neutral.	0	Development of this site would result in a sizeable extension of Bicknacre to the east. The site is well screened to the north and west by Bicknacre's existing built environment. The site is screened to the south by Thrift wood but has little to no screening to the east. Screening would be needed in order to reduce the developments impact on long distance views from the east. The development would result in a loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors and the openness of the green belt. There is therefore significant potential for adverse effects on landscape character. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Bicknacre has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium however the site is not covered by the assessment. The site is not in the green belt.	--
CFS 105	LAND EAST OF NOS.170-194 MAIN ROAD, GREAT LEIGHS	There are 9 Grade II listed buildings and 1 Scheduled Monument, Gubbion's Hall moated site, located within 500m of the site. Due to the size of the site there is potential for it to negatively impact upon these heritage features. However, the site would be quite well screened by the surrounding built environment onto Great Leighs Road. Sandylay Wood and Moat Wood both screen the site from the east and south, -potentially providing some protection for the setting of and views of the scheduled monument. Overall due to the surrounding built environment providing some screening for heritage assets within 500m of the site it is considered that there could be a minor negative effect on heritage.	-	Development of this site would result in an extension of Great Leighs village to the East, which would extend the settlement into the countryside. Agricultural land would be lost as a result of the development of this site. Given the scale of development and loss of agricultural land and effects on the openness of the countryside although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is shown as having a medium capacity for change and it is not located in the Green Belt.	-

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
CFS 115	LAND AT BLUE HOUSE CHIGNALL ROAD CHIGNALL	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	30	+	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
CFS 119	LAND SOUTH EAST OF MAIN ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	24	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 120	LAND NORTH WEST OF LONGLANDS FARM, BOREHAM ROAD, GREAT LEIGHS	Sandylay and Moat Woods ancient woodland, EWT nature reserve and wildlife site adjacent to the site boundary.	---	Unknown	?	Unknown	?	-/?	294	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 13	LAND SOUTH EAST OF TYRELLS COTTAGES, MAIN ROAD, BOREHAM	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	151	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 141	LAND NORTH WEST OF THE CRESCENT LITTLE LEIGHS	LoWS CCAA Orchid Meadow within 100m of the site.	-	Unknown	?	Unknown	?	-/?	78	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 145	LAND EAST OF PLANTATION ROAD AND WEST OF CHURCH ROAD, BOREHAM	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	770	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 15	20 LITTLE BADDOW ROAD DANBURY	Bellhill Wood ancient woodland within 500m of the site. Blake's Wood & Lingwood Common and Woodham Walter Common SSSI within 500m of the site.	-	Unknown	?	Unknown	?	-/?	6	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 156	LAND SOUTH WEST OF 2 SCOTTS GREEN, HOLLOW LANE, BROOMFIELD	Bushy Wood LWS and ancient woodland within 500m of the site.	-	Unknown	?	Unknown	?	-/?	228	++	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
219	LAND NORTH WEST OF PENNYFIELDS, PARSONAGE GREEN, BROOMFIELD	Bushy Wood LWS and ancient woodland within 500m of the site.	-	Unknown	?	Unknown	?	-/?	971	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices -Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4.To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
CFS 115	LAND AT BLUE HOUSE CHIGNALL ROAD CHIGNALL	-	-	Closest City Centre is Chelmsford City Centre 2342m away. Closest Post Office is Melbourne Avenue 1096m away. Closest Supermarket is Morrisons Chelmsford 302m away. Closest Primary School is Newlands Spring Primary School 173m away. Closest Secondary School is The Chelmsford New Model Special School, Woodlands Campus 1118m away. Closest Public Transport is Micawber Way Bus Stop 159m away. Closest GP is Dickens Place 279m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 279m away. Closest Open Space is Spenlow Drive 81m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 119	LAND SOUTH EAST OF MAIN ROAD	-	+/-	Closest GP is Little Waltham & GT Notley Surgery located approximately 3.5km away. Closest City Centre is Chelmsford City Centre 8316m away. Closest Post Office is Great Leighs 868m away. Closest Supermarket is Great Leighs Village Store 868m away. Closest Primary School is Great Leighs Primary School 552m away. Closest Secondary School is Chelmer Valley High School 555m away. Closest Public Transport is Deres Bridge Bus Stop 78m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Little Waltham & GT Notley Surgery located approximately 3.5km away. The closest open space is woodland adjacent to the River Ter immediately north of the site.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 120	LAND NORTH WEST OF LONGLANDS FARM, BOREHAM ROAD, GREAT LEIGHS	-	+/-	Closest GP is Owls Hill Surgery (branch of Fern House) 4258m away. Closest City Centre is Chelmsford City Centre 9205m away. Closest Post Office is Great Leighs 135m away. Closest Supermarket is Great Leighs Village Store 135m away. Closest Primary School is Great Leighs Primary School 0m away. Closest Secondary School is Chelmer Valley High School 6499m away. Closest Public Transport is Main Road Bus Stop 61m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4258m away. Closest open space is Sandylay Wood .	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 13	LAND SOUTH EAST OF TYRELLS COTTAGES, MAIN ROAD, BOREHAM	-	+/-	Closest GP is The Laurels Surgery 706m away. Closest City Centre is Chelmsford City Centre 3820m away. Closest Post Office is Abercorn News and Post Office 427m away. Closest Supermarket is Boreham 420m away. Closest Primary School is Boreham Primary School 623m away. Closest Secondary School is Boswells School 2654m away. Closest Public Transport is Boreham House Bus Stop 144m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is The Laurels Surgery 706m away. Closest Open Space is Cromwell Close AGS 94m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 141	LAND NORTH WEST OF THE CRESCENT LITTLE LEIGHS	-	+/-	Closest GP is Little Waltham & GT Notley Surgery located 3691m away. Closest City Centre is Chelmsford City Centre 8287m away. Closest Post Office is Great Leighs 1128m away. Closest Supermarket is Great Leighs Village Store 1128m away. Closest Primary School is Great Leighs Primary School 980m away. Closest Secondary School is Chelmer Valley High School 5484m away. Closest Public Transport is Deres Bridge Bus Stop 228m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Little Waltham & GT Notley Surgery located 3691m away. Closest Open Space is Kelvedon & DAA Private Fishing Lake which borders the site.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 145	LAND EAST OF PLANTATION ROAD AND WEST OF CHURCH ROAD, BOREHAM	-	+/-	Closest GP is The Laurels Surgery 170m away. Closest City Centre is Chelmsford City Centre 4498m away. Closest Post Office is Abercorn News and Post Office 311m away. Closest Supermarket is Boreham 315m away. Closest Primary School is Boreham Primary School 95m away. Closest Secondary School is Boswells School 3454m away. Closest Public Transport is Plantation Road Bus Stop 52m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is The Laurels Surgery 170m away. Closest Open Space is Boreham Recreation Ground 7m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 15	20 LITTLE BADDOW ROAD DANBURY	-	+/-	Closest GP is Beacon Health Group 539m away. Closest City Centre is Chelmsford City Centre 6417m away. Closest Post Office is Danbury 469m away. Closest Supermarket is Danbury Convenience Store - Premier 457m away. Closest Primary School is St John Church of England Voluntary Controlled Primary School Danbury 123m away. Closest Secondary School is Heathcote School 438m away. Closest Public Transport is Hay Green Bus Stop 56m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is Beacon Health Group 539m away. Closest Open Space is Little Baddow Road 7m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 156	LAND SOUTH WEST OF 2 SCOTTS GREEN, HOLLOW LANE, BROOMFIELD	-	-	Closest City Centre is Chelmsford City Centre 1583m away. Closest Post Office is The Parade 901m away. Closest Supermarket is Morrisons Chelmsford 563m away. Closest Primary School is The Chelmsford New Model Special School, Woodlands Campus 455m away. Closest Secondary School is The Chelmsford New Model Special School, Woodlands Campus 455m away. Closest Public Transport is Woodhall Road Bus Stop 120m away. Closest GP is Dickens Place 643m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 643m away. Closest Open Space is Barnaby Rudge AGS 136m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
219	LAND NORTH WEST OF PENNYFIELDS, PARSONAGE GREEN, BROOMFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 1920m away. Closest Post Office is The Parade 1231m away. Closest Supermarket is Broomfield Hospital 836m away. Closest Primary School is Broomfield Primary School 373m away. Closest Secondary School is Chelmer Valley High School 358m away. Closest Public Transport is Woodhall Road Bus Stop 471m away. Closest GP is Dickens Place 1051m away	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 1051m away. Closest Open Space is St. Mary with St. Leonard Church 312m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
CFS 115	LAND AT BLUE HOUSE CHIGNALL ROAD CHIGNALL	No unsuitable uses in the vicinity of the site.	0	+	Closest Bus Stop is Micawber Way 159.0m away. Closest Rail Station is Chelmsford Rail Station 2863.0m away. Closest Park and Ride is Chelmer Valley Park and Ride 3897.0m away.	+	Site would be accessed from Chignal Lane. Due to the relatively small scale of development it is considered that the potential for highway impacts including increased congestion is small although development would need to satisfy visibility and other junction criteria	0	Unknown	?	+	Comprises Grade 2 agricultural land.	---
CFS 119	LAND SOUTH EAST OF MAIN ROAD	A131 is adjacent to the site for all of its eastern boundary. This could have an impact on potential residents amenity through, for example, noise and emissions.	-	-	Closest Bus Stop is Deres Bridge 78m away. Closest Rail Station is Cressing Rail Station 5,900m away. Closest Park and Ride is Chelmer Valley Park and Ride 4,353m away.	+	Accessed by The Crescent Main Road. Due to the size of the site and its location together with the nature of the adjoining road network, there are no identified traffic constraints.	0	Unknown	?	+	Comprises a mix of Grade 2 & 3 agricultural land.	---
CFS 120	LAND NORTH WEST OF LONGLANDS FARM, BOREHAM ROAD, GREAT LEIGHS	Majority of the site surrounded by residential areas and agricultural/forested land. The site borders the Great Leighs Free Church and Great Leighs Primary School, the later of which could have an impact on the amenity of future residents amenity through, for example, noise.	-	-	Closest Bus Stop is Main Road 61m away. Closest Rail Station is Cressing Rail Station 5149m away. Closest Park and Ride is Chelmer Valley Park and Ride 5221m away.	+	Accessed by Boreham Road which is a residential road that joins Great Leigh Main Road. From Great Leigh Main Road the site has access to the A131. Due to the size of the scheme there is potential for it to negatively impact upon the local transportation networks during construction and operation of the site.	-	Unknown	?	+/-	Comprises a mix of Grade 2 & 3 agricultural land.	---
CFS 13	LAND SOUTH EAST OF TYRELLS COTTAGES, MAIN ROAD, BOREHAM	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+	Closest Bus Stop is Boreham House 144m away. Closest Rail Station is Hatfield Peverel Rail Station 4623m away. Closest Park and Ride is Chelmer Valley Park and Ride 3536m away.	+	Accessed by Boreham Main Road. Due to the scale of the development, some adverse impacts are predicted on the local highway network.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
CFS 141	LAND NORTH WEST OF THE CRESCENT LITTLE LEIGHS	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Closest Bus Stop is Deres Bridge 228.0m away. Closest Rail Station is Cressing Rail Station 6534.0m away. Closest Park and Ride is Chelmer Valley Park and Ride 4352.0m away.	+	Accessed by The Crescent/The Crescent Main Road which feeds into the A131 and Braintree Road. Due to the size of the site and its location, there are unlikely to be any significant traffic constraints.	0	Unknown	?	+	Comprises Grade 2 agricultural land.	---
CFS 145	LAND EAST OF PLANTATION ROAD AND WEST OF CHURCH ROAD, BOREHAM	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+	Within Boreham. Closest Bus Stop is Plantation Road 52m away. Closest Rail Station is Hatfield Peverel Rail Station 3166m away. Closest Park and Ride is Sandon Park and Ride 3828m away.	++	There appears to be no clear access to the site. The site could potentially be accessed by Church Road but this is not clear. Developer contributions would have to be sought to ensure safe and sufficient access is created. Due to the size of the scheme there could be significant impacts resulting from increased congestion on the local highway network.	---	Unknown	?	++/-	Comprises Grade 2 & 3 agricultural land.	---
CFS 15	20 LITTLE BADDOW ROAD DANBURY	Site surrounded by residential so the surrounding land uses would not cause adverse impacts.	0	+	Closest Bus Stop is Hay Green 56m away. Closest Rail Station is Hatfield Peverel Rail Station 6540m away. Closest Park and Ride is Sandon Park and Ride 3787m away.	+	Accessed by Little Baddow Road. Due to the size of the site and its location, providing suitable junction visibility can be provided then the site would have a neutral effect.	0	Unknown	?	+	Comprises the curtilage of an existing building.	++
CFS 156	LAND SOUTH WEST OF 2 SCOTTS GREEN, HOLLOW LANE, BROOMFIELD	No unsuitable uses in the vicinity of the site.	0	+/-	Closest Bus Stop is Woodhall Road 120m away. Closest Rail Station is Chelmsford Rail Station 2446m away. Closest Park and Ride is Chelmer Valley Park and Ride 2682m away.	+	Site would be accessed from Hollow Lane. Given the scale of development there could adverse highway impacts from the resultant traffic generation and create congestion.	-	Unknown	?	+/-	Comprises Grade 2 agricultural land.	---
219	LAND NORTH WEST OF PENNYFIELDS, PARSONAGE GREEN, BROOMFIELD	No unsuitable uses in the vicinity of the site.	0	+/-	Closest Bus Stop is Woodhall Road 471m away. Closest Rail Station is Chelmsford Rail Station 2805m away. Closest Park and Ride is Chelmer Valley Park and Ride 2094m away.	-	Site would be accessed from Mashbury Lane. Given the significant scale of development there could be significant adverse impacts on the highway network from the resultant traffic generation and create congestion problems.	---	Unknown	?	---	Comprises Grade 2 agricultural land.	---

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
CFS 115	LAND AT BLUE HOUSE CHIGNALL ROAD CHIGNALL	Unknown. However assume development would not affect the contamination of land/soils.	0	—	Within 10-50m of a waterbody.	-	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	-	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	—
CFS 119	LAND SOUTH EAST OF MAIN ROAD	Development would not affect the contamination of land/soils.	0	—	Within 10-50m of a waterbody.	-	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	-	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	—
CFS 120	LAND NORTH WEST OF LONGLANDS FARM, BOREHAM ROAD, GREAT LEIGHS	Development would not affect the contamination of land/soils.	0	—	Within 10m of a waterbody.	—	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	—	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	—
CFS 13	LAND SOUTH EAST OF TYRELLS COTTAGES, MAIN ROAD, BOREHAM	Development would not affect the contamination of land/soils.	0	—	Within 10m of a waterbody.	—	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	—	The site comprises an area designated as FZ1, FZ2 and FZ3.	—	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
CFS 141	LAND NORTH WEST OF THE CRESCENT LITTLE LEIGHS	Development would result in existing land / soil contamination being remediated.	++	++/—	Within 10-50m of a waterbody.	-	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	-	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	A small part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	—
CFS 145	LAND EAST OF PLANTATION ROAD AND WEST OF CHURCH ROAD, BOREHAM	Development would result in existing land / soil contamination being remediated.	++	++/—	Within 10m of a waterbody.	—	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	—	—	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	—
CFS 15	20 LITTLE BADDOW ROAD DANBURY	Development would not affect the contamination of land/soils.	0	++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	—
CFS 156	LAND SOUTH WEST OF 2 SCOTTS GREEN, HOLLOW LANE, BROOMFIELD	Unknown. However assume development would not affect the contamination of land/soils.	0	—	In excess of 50m of waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	—
219	LAND NORTH WEST OF PENNYFIELDS, PARSONAGE GREEN, BROOMFIELD	Unknown. However assume development would not affect the contamination of land/soils.	0	—	Within 10m of a waterbody.	—	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	—	—	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	—

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
CFS 115	LAND AT BLUE HOUSE CHIGNALL ROAD CHIGNALL	There is 1 Grade II* and 4 Grade II listed buildings within 500m of the site, the closest of which is 45m from the site. There are no other designated heritage assets within 500m of the site. Notwithstanding the relatively small scale of development, given the proximity to listed buildings and particularly the potential for effects upon the setting of that at 45m, there could be adverse effects on heritage.	-	Development of this site would result in a small extension to the north western corner of Chelmsford. Given the scale of development overall effects are considered to be negative. The site is not in the green belt.	-
CFS 119	LAND SOUTH EAST OF MAIN ROAD	There are 6 Grade II listed buildings located within 500m of the site. The listed building of Kitscroft lies 19m to the north west and it has the potential to be significantly affected. The impact upon the other listed buildings are likely to be reduced given their location, the intervening built up area and any screening as part of the development. It is therefore considered that a significant to minor negative impact is predicted.	-/-	This development would result in the loss of open land which would have a negative impact upon the local landscape character and residential receptors to the north west of the site. However, the site is limited in sciae and adjacent to a main road and roundabout. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not included in the assessment however. Overall it is considered that there is therefore potential for minor negative effects on landscape character. The site is not in the green belt.	-
CFS 120	LAND NORTH WEST OF LONGLANDS FARM, BOREHAM ROAD, GREAT LEIGHS	There are 17 Grade II listed buildings and 1 Scheduled Monument, Gubbion's Hall moated site, located within 500m of the site. Due to the size of the site there is potential for it to negatively impact upon the setting of these heritage features. The site is screened to the north/north east by Sandyway Wood, which affords some protection to the scheduled monument. Any impact on listed buildings to the north and west is likely to be minimal owing to their location and the intervening built environment providing screening. There are listed buildings to the east and south of the site that would not be screened from the site and therefore could be adversely affected by development of this site. It is therefore considered that a significant negative impact is predicted.	--	Development of this site would result in the considerable extension of Great Leighs village to the east. This would result in the urbanisation of land which was previously greenfield and Grade 3 agricultural land. This could negatively impact on local residents amenity and affect the openness of the countryside. A negative impact is predicted. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is assessed as having a medium sensitivity to change and it is not in the green belt.	-
CFS 13	LAND SOUTH EAST OF TYRELLS COTTAGES, MAIN ROAD, BOREHAM	There are 3 Grade II and 1 Grade I listed buildings located within 500m of the site. The Church Road Conservation Area is located 494m to the east. Boreham House park and garden is located 237m to the southwest. The scale of development is quite large and there is little screening protecting the nearest heritage assets. The site is also isolated from the existing built environment of Boreham and it is therefore considered that it has the potential to have a major negative impact on the surrounding heritage assets.	--	Development of this site would result in a sizeable expansion of Boreham's borders to the west. The development is quite large in scale and suffers from being poorly screened. The development would also result in the loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors and the openness of the countryside. The development is also located away from the established built environment of Boreham. It is therefore considered that the development would have a significant negative effect upon the landscape character of the area. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Boreham has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium-high. The site is not in the green belt.	--
CFS 141	LAND NORTH WEST OF THE CRESCENT LITTLE LEIGHS	There are 10 Grade II listed buildings located within 500m of the site. The listed building of Kitscroft lies 78m to the north east of the site. The other listed buildings are all located over 300m away. The site is screened to the north by some woods and there is considerable screening of the site to the east from the existing built environment. Whilst could be some impact upon the setting of Kitscroft listed building, the impact upon the setting of other listed buildings are likely to be reduced given their location, the intervening built up area and any screening as part of the development. It is therefore considered that a minor negative impact is predicted.	-	Development of this site would result in the extension of Great Leighs to the south west. The site is well screened thanks to the surrounding built environment and a wood to the north of the site. There would be a loss of agricultural land and this would impact on the local landscape character and residential receptors. There is therefore potential for adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. However this site is not included within the assessment. The site is not in the green belt.	-
CFS 145	LAND EAST OF PLANTATION ROAD AND WEST OF CHURCH ROAD, BOREHAM	There are 14 Grade II, 1 Grade II* and 1 Grade I listed buildings located within 500m of the site. The Church Road Conservation Area borders the site to the west/northwest. The Roman Road/Plantation Road Conservation Area is located 81m to the north. The Chelmer and Blackwater Navigation Conservation Area is located 361m to the south. There are 3 listed buildings located within 20m of the site: The Barn North East of Old Hall, Old Hall and Shottesbrook. The site is predominantly located to the east of these listed buildings and well screened by the existing built environment. However, part of the site wraps around Boreham to the south where there is less screening from the existing built environment. Given the lack of screening to the south of the site there is potential for considerable impacts upon the setting of the Chelmer and Blackwater Conservation area. Overall given the number and proximity of assets it is considered that the development would have a potentially significant negative impact.	--	Development of this site would result in a considerable extension to Boreham to the east/southeast. Due to the scale of the development and the loss of agricultural greenfield land, it would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. The development would have little natural screening from long distance views, apart from views from the west which are screened by the built environment of Boreham. Overall, due to the scale of the development and loss of agricultural land, there is potential for significant adverse effects, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Boreham has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium-high. This site records a low-medium capacity to accept landscape change and in view of the scale of development, a significant negative effect has been identified. The site is not in the green belt.	--
CFS 15	20 LITTLE BADDOW ROAD DANBURY	There are 9 Grade II listed buildings located within 500m of the site. The closest listed buildings are a group of cottages - Adam's Cottage, Blacksmiths Cottage and Myra Cottage located 448m to the south. Given the size of the site and distance to the nearest heritage assets, it is considered that there would be a neutral impact on the local heritage.	0	Development of this site would result in a small infilling of Danbury's built environment. Effects would most likely be localised impacts upon the visual amenity of residential and other receptors. The site is both small scale and well screened. On balance, a minor negative impact is predicted. The site is not in the green belt.	-
CFS 156	LAND SOUTH WEST OF 2 SCOTTS GREEN, HOLLOW LANE, BROOMFIELD	There are 7 Grade II listed buildings within 500m of the site, the closest of which is within 54m of the site. There are no other designated heritage assets within 500m of the site. Given the scale of development and proximity to closest listed buildings there could be adverse effects on heritage.	-	Development of this site would extend the existing settlement to the south into the open countryside. Given the scale of development this would impact upon the openness of and views into the countryside, which would have adverse impacts on landscape character. There is therefore potential for adverse landscape effects. The site is not in the green belt.	-
219	LAND NORTH WEST OF PENNYFIELDS, PARSONAGE GREEN, BROOMFIELD	Broomfield conservation area is 250m east of the site. There are 13 Grade II and 1 Grade II* listed buildings within 500m of the site, closest of which are within the site boundary. There are no other designated heritage assets within 500m of the site. Given the significant scale of development and proximity of listed buildings and the conservation area in relatively close proximity of the site, there could be significant adverse heritage effects.	--	Development of this site would result in a significant extension to North Chelmsford/Broomfield area to the west and out into the open countryside. The scale of development has the potential for significant adverse effects with respect to the openness of the countryside and views of the countryside. Notwithstanding that there would be significant potential for landscape mitigation with a site of this size, the scale of development has potential for significant adverse effects on landscape character. The site is not in the green belt.	--

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
CFS 158	LAND SOUTH OF ST ANNES, PRIORY ROAD, BICKNACRE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	161	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 159	FIELD SOUTH OF JUBILEE RISE, DANBURY	EWT Nature Reserve adjacent to site boundary. Danbury Common SSSI within 100m of the site. Wildlife Site within 100m of the site. LoWS CCAA Dell Meadow is adjacent to site boundary.	—	Unknown	?	Unknown	?	-/?	45	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 16	SITE BETWEEN KOU EN AND 16 ORCHARD COTTAGES MAIN ROAD, BOREHAM	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	6	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 173	LAND ADJACENT DANBURY MISSION EVANGELICAL CHURCH MALDON ROAD, DANBURY	Bellhill Wood ancient woodland within 500m of the site. EWT Nature Reserve within 100m of the site. Danbury Common SSSI within 500m of the site. Wildlife Site within 100m of the site. LoWS CCAA "Charlie's Bit" and Dell Meadow within 100m of the site.	-	Unknown	?	Unknown	?	-/?	10	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 181	LAND NORTH AND SOUTH OF BRICK BARNS FARM	St Marys Church LWS within 100m.Sparrowhawk Wood LWS and ancient woodland adjacent to site. Bushy Wood LNR and ancient woodland within 500m of the site.	-	Unknown	?	Unknown	?	-/?	2040	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 182	LAND NORTH AND SOUTH BRICK BARNS FARM, MASHBURY ROAD, CHIGNAL ST JAMES, CHELMSFORD	College Wood ancient woodland and LWS within 500m of the site.	-	Unknown	?	Unknown	?	-/?	780	++	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
CFS 183	LAND NORTH OF NEWLANDS SPRING AND SOUTH WEST OF BROOMFIELD VILLAGE, CHIGNAL AND BROOMFIELD, CHELMSFORD	College Wood ancient woodland and LWS within 500m of the site.	-	Unknown	?	Unknown	?	-/?	1317	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 188	DANECROFT WOODHILL ROAD DANBURY, CHELMSFORD, ESSEX, CM3 4DY	Danbury Common SSSI within 100m of the site.	—	Unknown	?	Unknown	?	-/?	26	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 19	LAND ADJACENT THE GABLES BANTERS LANE, GREAT LEIGHS, CHELMSFORD	Sandylay and Moat Woods ancient woodland, LWS and EWT nature reserve and Bushy/Breams Wood and wildlife site within 500m of the site.	-	Unknown	?	Unknown	?	-/?	18	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices -Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4.To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
CFS 158	LAND SOUTH OF ST ANNES, PRIORY ROAD, BICKNACRE	-	+/-	Closest GP is Beacon Health Group 2913m away. Closest Town Centre is South Woodham Ferrers Town Centre 5515m away. Closest Post Office is Bicknacre 720m away. Closest Supermarket is Danbury Convenience Store - Premier 2838m away. Closest Primary School is Priory Primary School, Bicknacre 668m away. Closest Secondary School is Heathcote School 2791m away. Closest Public Transport is Barbrook Way Bus Stop 189m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Bus Stop is Barbrook Way 189m away. Closest Rail Station is South Woodham Ferrers Rail Station 4821m away. Closest Park and Ride is Sandon Park and Ride 4545m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 159	FIELD SOUTH OF JUBILEE RISE, DANBURY	-	+/-	Closest GP is Beacon Health Group 356m away. Closest City Centre is Chelmsford City Centre 7003m away. Closest Post Office is Danbury 829m away. Closest Supermarket is Danbury Tesco Express 366m away. Closest Primary School is St John Church of England Voluntary Controlled Primary School Danbury 583m away. Closest Secondary School is Heathcote School 647m away. Closest Public Transport is The Avenue Bus Stop 310m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Beacon Health Group 356m away. Closest Open Space is Danbury Common which adjoins the site.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 16	SITE BETWEEN KOU EN AND 16 ORCHARD COTTAGES MAIN ROAD, BOREHAM	-	+/-	Closest GP is The Laurels Surgery 12540m away. Closest City Centre is Chelmsford City Centre 5894m away. Closest Post Office is Abercorn News and Post Office 1452m away. Closest Supermarket is Boreham 1459m away. Closest Primary School is Boreham Primary School 1105m away. Closest Secondary School is Boswells School 4642m away. Closest Public Transport is Damases Lane Bus Stop 200m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is The Laurels Surgery 1254m away. Closest Open Space is Waltham Road NGS 166m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 173	LAND ADJACENT DANBURY MISSION EVANGELICAL CHURCH MALDON ROAD, DANBURY	-	+/-	Closest GP is Beacon Health Group 61m away. Closest City Centre is Chelmsford City Centre 6707m away. Closest Post Office is Danbury 488m away. Closest Supermarket is Danbury Convenience Store - Premier 128m away. Closest Primary School is St John Church of England Voluntary Controlled Primary School Danbury 214m away. Closest Secondary School is Heathcote School 308m away. Closest Public Transport is The Avenue Bus Stop 99m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is Beacon Health Group 61m away. Closest Open Space is Danbury Common 80m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 181	LAND NORTH AND SOUTH OF BRICK BARNS FARM	-	+/-	Closest City Centre is Chelmsford City Centre 1873m away. Closest Post Office is The Parade 1185m away. Closest Supermarket is Broomfield Hospital 301m away. Closest Primary School is Broomfield Primary School 148m away. Closest Secondary School is Chelmer Valley High School 0m away. Closest Public Transport is Woodhouse Lane Bus Stop 75m away. Closest GP is Little Waltham & GT Notley Surgery 683m away.	+	Unknown	?	+	Closest GP is Little Waltham & GT Notley Surgery 683m away. Closest Open Space is Bedford Playing Fields adjacent site.	+	11.94 of Bedford Playing Fields would be lost through development of this site.	-
CFS 182	LAND NORTH AND SOUTH BRICK BARNS FARM, MASHBURY ROAD, CHIGNAL ST JAMES, CHELMSFORD	-	-	Closest City Centre is Chelmsford City Centre 2094m away. Closest Post Office is Melbourne Avenue 1033m away. Closest Supermarket is Morrisons Chelmsford 381m away. Closest Primary School is Newlands Spring Primary School 209m away. Closest secondary school is Columbus school and college 1.4km away. Closest Public Transport is Eden Way Bus Stop 51m away. Closest GP is Dickens Place 309m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 309m away. Closest Open Space is Avon Road Park which adjoins the southern part of the site.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 183	LAND NORTH OF NEWLANDS SPRING AND SOUTH WEST OF BROOMFIELD VILLAGE, CHIGNAL AND BROOMFIELD, CHELMSFORD	-	+/-	Closest City Centre is Chelmsford City Centre 1446m away. Closest Post Office is The Parade 816m away. Closest Supermarket is Morrisons Chelmsford 320m away. Closest Primary School is Broomfield Primary School 102m away. Closest Secondary School is The Chelmsford New Model Special School, Woodlands Campus 352m away. Closest Public Transport is Erick Avenue Bus Stop 1.0m away. Closest GP is Dickens Place 356m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 356m away. Closest Open Space is Broomfield Primary School adjoining site	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 188	DANECROFT WOODHILL ROAD DANBURY, CHELMSFORD, ESSEX, CM3 4DY	-	+/-	Closest GP is Beacon Health Group 1069m away. Closest City Centre is Chelmsford City Centre 5823m away. Closest Post Office is Danbury 563m away. Closest Supermarket is Chelmsford Star Co-operative Danbury 563m away. Closest Primary School is Danbury Park Community Primary School 588m away. Closest Secondary School is Heathcote School 590m away. Closest Public Transport is Danbury Common Bus Stop 60m away.	+	Unknown	?	+	Closest GP is Beacon Health Group 1069m away. Closest Open Space is Danbury Common adjoining site.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 19	LAND ADJACENT THE GABLES BANTERS LANE, GREAT LEIGHS, CHELMSFORD	-	+/-	Closest GP is Owls Hill Surgery (branch of Fern House) located 4661m away. Closest City Centre is Chelmsford City Centre 10351m away. Closest Post Office is Great Leighs 838m away. Closest Supermarket is Great Leighs Village Store 838m away. Closest Primary School is Great Leighs Primary School 896m away. Closest Secondary School is Chelmer Valley High School 7642m away. Closest Public Transport is Moulsham Hall Bus Stop 154m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4661m away. Closest open space is Sandyday Wood located 287m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
CFS 158	LAND SOUTH OF ST ANNES, PRIORY ROAD, BICKNACRE	Site surrounded by agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Closest Bus Stop is Barbrook Way 189m away. Closest Rail Station is South Woodham Ferrers Rail Station 4821m away. Closest Park and Ride is Sandon Park and Ride 4545m away.	+	Accessed by Priory Road and Bicknacre Road. Due to the size of the site there could be some negative impacts on the local highway network.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.	—
CFS 159	FIELD SOUTH OF JUBILEE RISE, DANBURY	Site surrounded by residential agricultural land and residential so the surrounding land uses would not cause adverse impacts.	0	+	Closest Bus Stop is The Avenue 310m away. Closest Rail Station is South Woodham Ferrers Rail Station 7024m away. Closest Park and Ride is Sandon Park and Ride 4284m away.	+	Accessed by Gay Bowers Lane and Capons Lane. Due to the size of the site and the narrowness of both Gay Bowers Lane and Capons Lane, there could be significant negative impacts on the local highway network.	—	Unknown	?	+/-	Comprises Grade 4 agricultural land.	-
CFS 16	SITE BETWEEN KOU EN AND 16 ORCHARD COTTAGES MAIN ROAD, BOREHAM	The A12 borders the site to the north and a train line runs to the north within 100m away. There is the potential for this road and the train line to adversely affect the health of prospective residents due to, for example, noise and emissions.	-	-	Within Boreham. Closest Bus Stop is Damases Lane 200m away. Closest Rail Station is Hatfield Peverel Rail Station 2841m away. Closest Park and Ride is Chelmer Valley Park and Ride 4651m away.	++	Accessed by Boreham Main Road. Due to the small scale nature of the development, no adverse impact is predicted on the local highway network providing a suitable access meeting visibility standards can be obtained.	0	Unknown	?	++	Comprises Grade 2 agricultural land.	—
CFS 173	LAND ADJACENT DANBURY MISSION EVANGELICAL CHURCH MALDON ROAD, DANBURY	Site is surrounded by residential. The Danbury Medical Centre, Wyncroft Surgery and Danbury Mission Evangelical Church all border the site. The A414 borders the site to the north. There is the potential for this road to adversely affect the health of prospective residents due to, for example, noise and emissions.	-	0	Within Danbury. Closest Bus Stop is The Avenue 99m away. Closest Rail Station is Hatfield Peverel Rail Station 7085m away. Closest Park and Ride is Sandon Park and Ride 4014m away.	++	Accessed by Maldon Road, Gay Bowers Lane and Mill Lane. Due to the size of the site and its location, there are no identified traffic constraints.	0	Unknown	?	++	Comprises greenfield land and Danbury Medical Centre and therefore site has been partially previously developed.	+/-
CFS 181	LAND NORTH AND SOUTH OF BRICK BARNS FARM	Majority of the site surrounded by residential areas and agricultural land. However, northern part of the site is adjacent to Chelmer Valley high school and Broomfield Hospital, both of which could cause disturbance from noise and adversely impact on human health.	-	—	Within Broomfield. Closest Bus Stop is Woodhouse Lane 75m away. Closest Rail Station is Chelmsford Rail Station 2749m away. Closest Park and Ride is Chelmer Valley Park and Ride 1063m away.	++	The site could be accessed from Church Green Lane, however an upgraded access into the site may be required. Given the scale of development there is potential for significant adverse highway impacts from congestion in Broomfield village.	—	Unknown	?	++/-	Comprises overwhelmingly Grade 2 & 3 agricultural land and some small plots of previously developed (brownfield) land.	—/+
CFS 182	LAND NORTH AND SOUTH BRICK BARNS FARM, MASHBURY ROAD, CHIGNAL ST JAMES, CHELMSFORD	No unsuitable uses in the vicinity of the site.	0	+	Closest Bus Stop is Eden Way 51m away. Closest Rail Station is Chelmsford Rail Station 2569m away. Closest Park and Ride is Chelmer Valley Park and Ride 3798m away.	+	There are several access points into the site from Chignal road but the site is some distance from the major road network. However given the scale of the development there is potential for significant adverse highway impacts through congestion due to additional traffic generation.	—	Unknown	?	+/-	Comprises Grade 2 agricultural land.	—
CFS 183	LAND NORTH OF NEWLANDS SPRING AND SOUTH WEST OF BROOMFIELD VILLAGE, CHIGNAL AND BROOMFIELD, CHELMSFORD	No unsuitable uses in the vicinity of the site.	0	+	Closest Bus Stop is Erick Avenue 1m away. Closest Rail Station is Chelmsford Rail Station 2384m away. Closest Park and Ride is Chelmer Valley Park and Ride 2189m away.	+	There are numerous access points to the site from Woodhall estate but the site is some distance from the major highway network. Given the scale of the development there is potential for significant adverse highway impacts through congestion due to additional traffic generation.	—	Unknown	?	+/-	Comprises Grade 2 agricultural land.	—
CFS 188	DANECROFT WOODHILL ROAD DANBURY, CHELMSFORD, ESSEX, CM3 4DY	Site surrounded by residential uses and fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Within Danbury. Closest Bus Stop is Danbury Common 60m away. Closest Rail Station is South Woodham Ferrers Rail Station 7436m away. Closest Park and Ride is Sandon Park and Ride 3087m away.	++	Accessed by Woodhill Road. Due to the size of the site and its location, there are no identified traffic constraints providing satisfactory visibility can be obtained.	0	Unknown	?	++	Comprises Grade 2 agricultural land and some previously developed (brownfield) land.	—/+
CFS 19	LAND ADJACENT THE GABLES BANTERS LANE, GREAT LEIGHS, CHELMSFORD	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Within Great Leighs. Closest Bus Stop is Moulsham Hall 154.0m away. Closest Rail Station is Cressing Rail Station 4586.0m away. Closest Park and Ride is Chelmer Valley Park and Ride 6365.0m away.	++	Accessed by Banters Lane which feeds into Great Leighs Main Road, which then connects into the A131. Due to the relatively small scale of the development and its proximity to A roads no significant highway impacts are predicted.	0	Unknown	?	++	Comprises Grade 2 agricultural land.	—

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
CFS 158	LAND SOUTH OF ST ANNES, PRIORITY ROAD, BICKNACRE	Development would not affect the contamination of land/soils.	0	---	Within 10m of a waterbody.	---	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	---	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
CFS 159	FIELD SOUTH OF JUBILEE RISE, DANBURY	Development would not affect the contamination of land/soils.	0	-	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS 16	SITE BETWEEN KOU EN AND 16 ORCHARD COTTAGES MAIN ROAD, BOREHAM	Development would not affect the contamination of land/soils.	0	---	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
CFS 173	LAND ADJACENT DANBURY MISSION EVANGELICAL CHURCH MALDON ROAD, DANBURY	Development would not affect the contamination of land/soils.	0	+/-	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ2	-	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS 181	LAND NORTH AND SOUTH OF BRICK BARNS FARM	Development would result in existing land / soil contamination being remediated.	++	++/-	Within 10m of a waterbody.	---	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS 182	LAND NORTH AND SOUTH BRICK BARNS FARM, MASHBURY ROAD, CHIGNAL ST JAMES, CHELMSFORD	Development would result in existing land / soil contamination being remediated.	++	++/-	In excess of 50m from a waterbody.	---	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	The site comprises an area designated as FZ2 and FZ3.	---	In excess of 500m from the AQMA.	0	N/A	N/A	Site is within a Minerals Safeguarding Area.	---
CFS 183	LAND NORTH OF NEWLANDS SPRING AND SOUTH WEST OF BROOMFIELD VILLAGE, CHIGNAL AND BROOMFIELD, CHELMSFORD	Development would result in existing land / soil contamination being remediated.	++	++/-	Within 10m of a waterbody.	---	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area and Final stage Sand and Gravel buffer zone.	---
CFS 188	DANECROFT WOODHILL ROAD DANBURY, CHELMSFORD, ESSEX, CM3 4DY	Development could result in existing land / soil contamination being remediated if contamination exist.	++	++/-	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area and Final stage Sand and Gravel buffer zone.	---
CFS 19	LAND ADJACENT THE GABLES BANTERS LANE, GREAT LEIGHS, CHELMSFORD	Development would not affect the contamination of land/soils.	0	---	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
CFS 158	LAND SOUTH OF ST ANNES, PRIORY ROAD, BICKNACRE	There are no heritage assets within 500m of the site. Effects on heritage are therefore neutral.	0	Development of this site would result in a sizeable extension of Bicknacre to the south/southwest. The site is well screened to the east/northeast by Bicknacre's existing built environment. However, the site is poorly screened to the south and west. The development would result in the loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. The site would not form a natural extension of Bicknacre, and therefore would not tie in well with the existing built environment. A significant negative impact is therefore predicted. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Bicknacre has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium. This site is assessed as having a medium capacity for landscape change although due to the scale of development and the detachment of the site from Bicknacre, a significant negative effect is predicted. The site is not in the green belt.	---
CFS 159	FIELD SOUTH OF JUBILEE RISE, DANBURY	There are 8 Grade II listed buildings located within 500m of the site. The closest listed building is Mill House located 250m to the north. Cape Cottage is located 254m to the south and Eves Cottage Little Eves is located 259m to the north. The Danbury Conservation Area is located 248m to the northwest. The site is well screened by trees and the established built environment of Danbury, reducing its potential impact on the surrounding heritage assets considerably. It is therefore considered that effects on heritage are neutral.	0	Development of this site would result in a moderate extension of Danbury's built environment to the south. The site is well screened in all directions and would tie in well with the existing built environment of Danbury. However, the development would result in a moderate loss of greenfield land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors but the scale of any adverse effects is considered to be limited. Overall effects are considered to be negative. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Danbury has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to low- medium. The site is not in the green belt.	-
CFS 16	SITE BETWEEN KOU EN AND 16 ORCHARD COTTAGES MAIN ROAD, BOREHAM	There is 1 listed building located within 500m of the site. The Cock Inn is located 411m to the southwest of the site. Due to the location of the listed building, the intervening built environment and the small scale of development, it is considered that there would be no adverse effects on this listed building.	0	Development of this site would result in a small infilling of the existing built environment. The site is also well screened by trees to the north. Overall, a minor negative impact is predicted. The site is not in the green belt.	-
CFS 173	LAND ADJACENT DANBURY MISSION EVANGELICAL CHURCH MALDON ROAD, DANBURY	There are 11 Grade II listed buildings located within 500m of the site. The closest listed building is Mill House located 92m to the east. There are 5 listed buildings located within 100m-200m to the west of the site. The site lies within the Danbury Conservation area. The Scheduled Monument of Medieval Tile Kiln N of Eves Corner is located 336m to the northwest. The development is small in scale and sits within the existing built environment. It is therefore considered that the development would have a neutral to minor negative effect on heritage.	0/-	Development of this site would result in a small infilling of Danbury's built environment. The development would result in a small loss of previously developed land, which would result in a change to the local landscape character but unlikely to affect long distance views from the surrounding countryside due to extensive tree cover in surrounding area. There would be localised impacts upon the visual amenity of residential and other receptors. Overall, a minor negative impact is predicted. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Danbury has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to low- medium. This site is not assessed within the document. The site is not in the green belt.	-
CFS 181	LAND NORTH AND SOUTH OF BRICK BARNS FARM	Site immediately adjacent to Broomfield conservation area. Little Waltham conservation area is 342m north of the site. There are 37 Grade II and 1 Grade II* listed buildings within 500m of the site, the closest of which is immediately adjacent to the east of the site. There are no other designated heritage assets within 500m of the site. Given the scale of development and proximity to a conservation area and listed buildings, there is potential for significant adverse effects on the setting of heritage assets.	---	Development of this large site would see a significant extension of Broomfield village north and west into the adjacent open countryside. The scale of development has potential for significant adverse impacts on the openness of the countryside and views of the countryside from Broomfield village, all of which could have significant adverse effects on landscape character. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Broomfield has a moderate landscape sensitivity and that it has medium capacity to accommodate new development although this site is not included within the assessment. The site is not in the green belt.	---
CFS 182	LAND NORTH AND SOUTH BRICK BARNS FARM, MASHBURY ROAD, CHIGNAL ST JAMES, CHELMSFORD	There 5 Grade II and 1 Grade II* listed buildings within 500m of the site, the closest of which is immediately east of the site. There are no other designated heritage assets within 500m of the site. Given the scale of development and proximity to listed buildings there is potential for adverse effects on these heritage assets.	-	Development of this site would result in a significant extension of the existing settlement to the west and out into the countryside. The development would result in a considerable loss of agricultural land, which would result in a further change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Given the sites size and location, it would be difficult to screen. A significant negative impact is therefore predicted on the landscape character of the area. The 2017 Landscape Sensitivity and Capacity Assessment confirms that West Chelmsford has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from medium to low-medium. The site is assessed in the study as having a low to medium capacity for change. The site is not in the green belt.	---
CFS 183	LAND NORTH OF NEWLANDS SPRING AND SOUTH WEST OF BROOMFIELD VILLAGE, CHIGNAL AND BROOMFIELD, CHELMSFORD	Broomfield conservation area located 365m north of the site. There are 21 Grade II and 1 Grade II* listed buildings within 500m of the site, the closest of which is 21m from the site. There are no other designated heritage assets within 500m of the site. Given the scale of development and proximity to listed buildings there could be adverse effects on the setting of heritage assets.	-	Development of this site would result in a significant extension to the north and west of Woodhall estate and would extend this residential estate into the countryside. This would effect the openness of the countryside and views into the countryside, all of which would have adverse effects on landscape character. Furthermore, the development would result in a considerable loss of agricultural land, which would result in a further change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Given the sites size and location, it would be difficult to screen. It is therefore considered that a significant negative impact is predicted on the landscape character of the area. The site is not in the green belt.	---
CFS 188	DANECROFT WOODHILL ROAD DANBURY, CHELMSFORD, ESSEX, CM3 4DY	There are 12 Grade II and 1 Grade I listed buildings located within 500m of the site. The closest listed building is The Poplars located 29m to the east. Cricketers Public House is located 66m to the east. The remaining listed buildings are all located over 300m away. Danbury Country Park is located 342m to the west. Danbury Camp Hill Fort Scheduled Monument is located 157m to the northeast. The Danbury Conservation Area borders the sites eastern boundary. The site is well screened in all directions by Danbury's existing built environment, mitigating its potential impact on the surrounding heritage assets considerably. On balance, a negative impact is predicted.	-	Development of this site would result in a moderate infilling of Danbury's built environment. The development would result in a small loss of greenfield land which would result in a change to the local landscape character but site also includes built development. There could be an affect upon visual amenity of residential and other receptors adjoining the site. However, the site is well screened from long distance views in all directions by the existing built environment of Danbury. On balance, a minor negative impact is predicted. The site is not in the green belt.	-
CFS 19	LAND ADJACENT THE GABLES BANTERS LANE, GREAT LEIGHS, CHELMSFORD	There are 7 Grade II listed buildings and 1 Scheduled Monument - Gubbion's Hall moated site, located within 500m of the site. It is considered that the site would have minimal effects upon the listed buildings and scheduled monument due to its small scale and the surrounding built environment providing screening. Due to the screening and potential for a well designed site to help mitigate adverse effects a minor negative effect on heritage is predicted.	-	Development of this site would result in a small extension to the north east of Great Leighs village, which would extend the settlement into the countryside. There would be a small loss of agricultural land through the development of this site, which could have a negative impact on local landscape character. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is categorised as having a medium capacity for landscape change. The site is not in the green belt.	-

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
CFS 190	LAND EAST OF 1-15 MILLFIELDS, DANBURY, CHELMSFORD	Hyde Wood ancient woodland within 500m of the site. Danbury Common SSSI within 500m of the site.	-	Unknown	?	Unknown	?	-/?	88	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	66	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 209	LAND EAST AND WEST OF BEAUMONT OTES, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	Bushy Wood LWS and ancient woodland within 500m of the site.	-	Unknown	?	Unknown	?	-/?	950	++	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
CFS 210	LAND WEST OF BEAUMONT OATES COTTAGE, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	No designations within or in close proximity to the site.	0	Unknown although farm buildings may have habitat potential	?	Unknown	?	0/?	37	+	None to be provided	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
CFS 223	LAND ADJACENT AND REAR OF 188 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	Sandyay and Moat Woods ancient woodland, EWT nature reserve and wildlife site within 500m of the site.	-	Unknown	?	Unknown	?	-/?	8	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 243	PLAY AREA, JUBILEE RISE, DANBURY, CHELMSFORD	Danbury Common SSSI within 500m of the site.	-	Unknown	?	Unknown	?	-/?	1	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 26	NEW BUILD AT PAGLESHAM HOUSE HOLLOW LANE, BROOMFIELD, CHELMSFORD, ESSEX	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	4	+	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
CFS 274	BELL WORKS, WELL LANE DANBURY, CHELMSFORD	Danbury Common SSSI within 500m of the site. Wildlife Site within 100m of the site. LoWS CCAA Danbury Country Park within 100m of the site.	-	Unknown	?	Unknown	?	-/?	23	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices -Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4.To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
CFS 190	LAND EAST OF 1-15 MILLFIELDS, DANBURY, CHELMSFORD	-	+/-	Closest GP is Beacon Health Group 689m away. Closest Town Centre is South Woodham Ferrers Town Centre 7271m away. Closest Post Office is Danbury 1228m away. Closest Supermarket is Danbury Tesco Express 516m away. Closest Primary School is St John Church of England Voluntary Controlled Primary School Danbury 947m away. Closest Secondary School is Heathcote School 1045m away. Closest Public Transport is Runsell Green Bus Stop 532m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Beacon Health Group 689m away. Closest Open Space is Potters Close 65m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE	-	+/-	Closest GP is Owls Hill Surgery (branch of Fern House) 4322m away. Closest City Centre is Chelmsford City Centre 8931m away. Closest Post Office is Great Leighs 520m away. Closest Supermarket is Great Leighs Village Store 520m away. Closest Primary School is Great Leighs Primary School 231m away. Closest Secondary School is Chelmer Valley High School 6209m away. Closest Public Transport is Rochester Farm Bus Stop 141m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4322m away. Closest open space is the Beadle Way Play Area located 34m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 209	LAND EAST AND WEST OF BEAUMONT OTES, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	-	-	Closest City Centre is Chelmsford City Centre 2296m away. Closest Post Office is Melbourne Avenue 1370m away. Closest Supermarket is Morrisons Chelmsford 610m away. Closest Primary School is Newlands Spring Primary School 517m away. Closest Secondary School is Chelmer Valley High School 962m away. Closest Public Transport is Micawber Way Bus Stop 461m away. Closest GP is Dickens Place 622m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 622m away. Closest Open Space is NGS off Woodhall Hill 178m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 210	LAND WEST OF BEAUMONT OATES COTTAGE, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	-	-	Closest City Centre is Chelmsford City Centre 2583m away. Closest Post Office is Melbourne Avenue 1390m away. Closest Supermarket is Morrisons Chelmsford 582m away. Closest Primary School is Newlands Spring Primary School 474m away. Closest Secondary School is The Chelmsford New Model Special School, Woodlands Campus 1296m away. Closest Public Transport is Micawber Way Bus Stop 452m away. Closest GP is Dickens Place 576m away.	+	Unknown	?	+	Closest GP is Dickens Place 576m away. Closest Open Space is Spenlow Drive 373m away.	++	No loss but would put pressure on existing health facilities.	-
CFS 223	LAND ADJACENT AND REAR OF 188 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	-	+/-	Closest GP is Owls Hill Surgery (branch of Fern House) 4765m away. Closest City Centre is Chelmsford City Centre 10046m away. Closest Post Office is Great Leighs 489m away. Closest Supermarket is Great Leighs Village Store 489m away. Closest Primary School is Great Leighs Primary School 589m away. Closest Secondary School is Chelmer Valley High School 7320m away. Closest Public Transport is Shimbrooks Bus Stop 149m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4765m away. Closest open space is Sandylay Wood located 194m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 243	PLAY AREA, JUBILEE RISE, DANBURY, CHELMSFORD	-	+/-	Closest GP is Beacon Health Group 463m away. Closest City Centre is Chelmsford City Centre 7149m away. Closest Post Office is Danbury 965m away. Closest Supermarket is Danbury Tesco Express 381m away. Closest Primary School is St John Church of England Voluntary Controlled Primary School Danbury 708m away. Closest Secondary School is Heathcote School 783m away. Closest Public Transport is The Avenue Bus Stop 397m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Beacon Health Group 463m away. Closest Open Space is Danbury Common 144m away.	++	Potential loss of open space and would increase the pressure on existing health facilities.	-
CFS 26	NEW BUILD AT PAGLESHAM HOUSE HOLLOW LANE, BROOMFIELD, CHELMSFORD, ESSEX	-	-	Closest City Centre is Chelmsford City Centre 1725m away. Closest Post Office is The Parade 1041m away. Closest Supermarket is Chelmsford Broomfield Road Express 1022m away. Closest Primary School is The Chelmsford New Model Special School, Woodlands Campus 604m away. Closest Secondary School is The Chelmsford New Model Special School, Woodlands Campus 604m away. Closest Public Transport is Woodhall Road Bus Stop 262m away. Closest GP is Tennyson House Surgery 1093m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Tennyson House Surgery 1093m away. Closest Open Space is Essex Avenue Allotments 282m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 274	BELL WORKS, WELL LANE DANBURY, CHELMSFORD	-	+/-	Closest GP is Beacon Health Group 1398m away. Closest City Centre is Chelmsford City Centre 5421m away. Closest Post Office is Danbury 779m away. Closest Supermarket is Chelmsford Star Co-operative Danbury 779m away. Closest Primary School is Danbury Park Community Primary School 139m away. Closest Secondary School is Heathcote School 873m away. Closest Public Transport is The Bell Bus Stop 214m away.	+	Unknown	?	+	Closest GP is Beacon Health Group 1398m away. Closest Open Space is Danbury Country Park 7m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
CFS 190	LAND EAST OF 1-15 MILLFIELDS, DANBURY, CHELMSFORD	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+	Closest Bus Stop is Runsell Green 532m away. Closest Rail Station is South Woodham Ferrers Rail Station 6809m away. Closest Park and Ride is Sandon Park and Ride 4665m away.	-	Accessed by Mill Lane and Hyde Lane which are residential in character. Due to the size of the site and the narrowness of Hyde Lane, there could be significant negative impacts on the local highway network.	---	Unknown	?	---	Comprises Grade 4 agricultural land.	-
CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Closest Bus Stop is Rochester Farm 141m away. Closest Rail Station is Cressing Rail Station 5730m away. Closest Park and Ride is Chelmer Valley Park and Ride 4946m away.	+	There appears to be no clear access to the site other than via Beadle Way, a residential cul-de-sac. Use of this residential street could cause significant congestion. Developer contributions should be sought to ensure safe and sufficient access is created.	---	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
CFS 209	LAND EAST AND WEST OF BEAUMONT OTES, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	No unsuitable uses in the vicinity of the site.	0	+/-	Closest Bus Stop is Micawber Way 461m away. Closest Rail Station is Chelmsford Rail Station 3020m away. Closest Park and Ride is Chelmer Valley Park and Ride 2920m away.	-	Site would be accessed from Chignall lane, however some distance from the major road network. Due to the scale there could be adverse highway impacts due to congestion from the new traffic generated by the development of this site.	-	Unknown	?	-	Comprises Grade 2 agricultural land.	---
CFS 210	LAND WEST OF BEAUMONT OATES COTTAGE, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	Site surrounded by agricultural fields. No unsuitable uses in the vicinity of the site.	0	+	Closest Bus Stop is Micawber Way 452m away. Closest Rail Station is Chelmsford Rail Station 3154m away. Closest Park and Ride is Chelmer Valley Park and Ride 3781m away.	-	Site would be access from Mashbury Road but is some distance from the major road network. However, given the relatively small scale of development it is not considered that there would be any significant adverse highway effects.	0	Unknown	?	-	Comprises Grade 2 agricultural land and previously developed (brownfield) land.	---/+
CFS 223	LAND ADJACENT AND REAR OF 188 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	Site surrounded by residential properties and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Within Great Leighs. Closest Bus Stop is Shimbrooks 149m away. Closest Rail Station is Cressing Rail Station 5046m away. Closest Park and Ride is Chelmer Valley Park and Ride 6064m away.	++	Accessed by Great Leigh Main Road. Due to the relatively small scale of the development and its proximity to A roads no significant highway impacts are predicted providing satisfactory junction arrangements can be provided.	0	Unknown	?	++	Comprises an existing dwelling and its curtilage.	++
CFS 243	PLAY AREA, JUBILEE RISE, DANBURY, CHELMSFORD	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	0	Within Danbury. Closest Bus Stop is The Avenue 397m away. Closest Rail Station is South Woodham Ferrers Rail Station 7134m away. Closest Park and Ride is Sandon Park and Ride 4432m away.	++	Accessed by Jubilee Rise a residential street. However, due to the size of the site and its location at the entrance to Jubilee Rise, there are unlikely to be significant traffic constraints.	0	Unknown	?	++	Comprises greenfield land.	-
CFS 26	NEW BUILD AT PAGLESHAM HOUSE HOLLOW LANE, BROOMFIELD, CHELMSFORD, ESSEX	No unsuitable uses in the vicinity of the site.	0	+/-	Closest Bus Stop is Woodhall Road 262m away. Closest Rail Station is Chelmsford Rail Station 2589m away. Closest Park and Ride is Chelmer Valley Park and Ride 2819m away.	+	Accessed from Patching Hall Lane. Due to the very small scale of development it is not considered that there would be any adverse highway impacts.	0	Unknown	?	+	Recorded as Grade 2 agricultural land although it appears to be the curtilage to a residential property.	++
CFS 274	BELL WORKS, WELL LANE DANBURY, CHELMSFORD	Site surrounded by residential so the surrounding land uses would not cause adverse impacts. Xtreme Muscle Gym boarders/lies within the site.	0	+/-	Within Danbury. Closest Bus Stop is The Bell 214m away. Closest Rail Station is Chelmsford Rail Station 7103m away. Closest Park and Ride is Sandon Park and Ride 2701m away.	++	Accessed by Well Lane. Due to the size of the site and its location, there are no identified traffic constraints.	0	Unknown	?	++	Previously developed (brownfield) land.	++

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
CFS 190	LAND EAST OF 1-15 MILLFIELDS, DANBURY, CHELMSFORD	Development would not affect the contamination of land/soils.	0	-	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE	Development would not affect the contamination of land/soils.	0	---	Within 10m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
CFS 209	LAND EAST AND WEST OF BEAUMONT OTES, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	Development would not affect the contamination of land/soils.	0	---	Within 10m of a waterbody.	---	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	The site comprises an area designated as FZ1, FZ2 and FZ3.	---	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS 210	LAND WEST OF BEAUMONT OATES COTTAGE, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	Development could result in existing land / soil contamination being remediated if contamination exists.	++	++/--	Within 10m of waterbody.	---	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	---	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS 223	LAND ADJACENT AND REAR OF 188 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	Development would not affect the contamination of land/soils.	0	++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS 243	PLAY AREA, JUBILEE RISE, DANBURY, CHELMSFORD	Development would not affect the contamination of land/soils.	0	-	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS 26	NEW BUILD AT PAGLESHAM HOUSE HOLLOW LANE, BROOMFIELD, CHELMSFORD, ESSEX	Unknown. However assume development would not affect the contamination of land/soils.	0	---	In excess of 50m of waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS 274	BELL WORKS, WELL LANE DANBURY, CHELMSFORD	Development would result in existing land / soil contamination being remediated.	++	++	Within 10-50m of a waterbody.	-	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	-	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	A small part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	---

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
CFS 190	LAND EAST OF 1-15 MILLFIELDS, DANBURY, CHELMSFORD	There are 4 Grade II listed buildings located within 500m of the site. The closest listed building is Blue House Farmhouse located 212m to the south. The site benefits from considerable screening in all directions from the existing landscape/built environment, which would considerably reduce potential effects on surrounding heritage assets. Due to the considerable amount of screening around the site, effects on heritage are considered to be neutral although would need to be confirmed through any consenting process.	0	Development of this site would result in an expansion of Danbury to the south. The site benefits from considerable screening in all directions, reducing its impact on the surrounding views from long distances considerably. However, the development would result in a loss of greenfield land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Overall, a negative impact is predicted. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Danbury has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to low- medium. The site is shown in the study to have a medium capacity for change. The site is not in the green belt.	-
CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE	There are 8 Grade II listed buildings located within 500m of the site. The site is screened to the north by the established built environment of Great Leighs. However, the site is not screened from other directions. Whilst a well designed site may help to mitigate effects it is considered that there is potential for adverse heritage effects on setting of some listed buildings.	-	Development of this site would result in the extension of Great Leighs to the south east. The site is well screened to the north and west by the existing built environment of Great Leighs. The site is poorly screened to the east and south, increasing its potential impact on long distance views. Furthermore, the development would result in loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. There is therefore potential for adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not assessed within the study and it is not in the green belt.	-
CFS 209	LAND EAST AND WEST OF BEAUMONT OTES, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	There are 8 Grade II listed buildings and 1 Grade II* listed building within 500m of the site, the closest of which is within 30m of the site. There are no other designated heritage assets within 500m of the site. Given the scale of development and proximity to nearest listed building there could be adverse heritage impacts upon setting.	-	Development of this site would result in a significant extension of the existing settlement to the west and out into the countryside. The development would result in a considerable loss of agricultural land, which would result in a further change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Given the sites size and location, it would be difficult to screen. It is therefore considered that a significant negative impact is predicted on the landscape character of the area. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that West Chelmsford has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from medium to low-medium. The site is not recorded in the assessment and it is not in the green belt.	-
CFS 210	LAND WEST OF BEAUMONT OATES COTTAGE, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	There are 2 Grade II and 1 Grade II* listed buildings within 500m of the site, the closest of which is 105m from the site. There are no other designated heritage assets within 500m of the site. Given the relatively small scale of development and that the intervening landscape and built form would provide screening for nearest listed building heritage effects are considered neutral.	0	Development of this site would result in a small development on mixed brownfield/greenfield land to the north west of the existing residential areas of Melbourne and would sit isolated in the countryside. This would affect the openness of the countryside and views of the countryside all of which would have adverse landscape effects. This said, it should be recognised that there are existing buildings already on site. The extent of adverse effects is considered to be minor adverse given the scale of development. The 2017 Landscape Sensitivity and Capacity Assessment confirms that West Chelmsford has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from medium to low-medium. The site is not included within the study and it is not in the green belt.	-
CFS 223	LAND ADJACENT AND REAR OF 188 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	There are 8 grade II listed buildings and 1 Scheduled Monument - Gubbion's Hall moated site, located within 500m of the site. The small scale of development and the surrounding built environment would help to screen the site, and would help to reduce any potential negative effects on these heritage assets. Any screening adopted as part of the development would further reduce its impact on these surrounding heritage features. Effects on the setting of heritage assets are therefore considered to be neutral.	0	Development of this site would infill a partially developed site in Great Leighs on the main road running through the village. The development would be integrated within the surrounding built environment but would result in the loss of some greenfield land however it appears to be associated with and at least to the side and rear of an existing residential property and therefore overall landscape effects are considered to be neutral. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not featured in the study and it is not in the Green Belt.	0
CFS 243	PLAY AREA, JUBILEE RISE, DANBURY, CHELMSFORD	There are 4 grade II listed buildings located within 500m of the site. The closest listed building is Eves Cottage Little Eves located 310m to the north. The site is well screened in all directions and would have little to no impact upon the setting of surrounding heritage assets due to its location, size and the intervening built environment. It is therefore considered that a neutral impact is predicted.	0	Development of this site would result in a small infilling of Danbury's built environment. The site is well screened in all directions. The development would result in a small loss of greenfield land, which would result in a minor, localised change to the local landscape character but is unlikely to affect long distance views from the surrounding countryside. Localised effects upon the visual amenity of residential and other receptors may be recorded. Overall, landscape effects are considered to be neutral. The site is not in the Green Belt.	0
CFS 26	NEW BUILD AT PAGLESHAM HOUSE HOLLOW LANE, BROOMFIELD, CHELMSFORD, ESSEX	There are 5 Grade II listed buildings within 500m of the site, the closest of which is 197m north of the site. There are no other designated heritage assets within 500m of the site. It is considered unlikely that there would be any adverse impacts on the setting of these listed buildings given they are not in immediate proximity of the site and together with no other heritage assets within 500m of the site, it is not considered that there would be any overall adverse heritage effects.	0	The development of this site would extend the existing settlement to the south into the open countryside the scale of the development would be small and easy to screen and it appears to form the curtilage of an existing dwelling. Therefore, it is considered that any adverse impacts on the openness of the countryside would be negligible. Overall effects are considered neutral. The site is not in the green belt.	0
CFS 274	BELL WORKS, WELL LANE DANBURY, CHELMSFORD	There are 15 Grade II and 1 Grade I listed buildings located within 500m of the site. The closest listed building is Rawlins located 144m to the north. There are 4 listed buildings located within 100-200m and 12 listed buildings located over 300m away. The majority of these listed buildings are located to the north or north east of the site. Danbury Country Park is located 10m away to the west, separated from the site by Well Lane. The Danbury Camp Hill Fort Scheduled Monument is located 364m to the east. The Danbury Conservation Area is located 85m to the northeast. The site is well screened to the north, east and south by the existing built environment of Danbury. However, given the sites proximity to Danbury Country Park it is considered that there could be negative effects on this heritage asset.	-	Development of this site would result in a moderate infilling of Danbury's built environment. However, the site is well screened from long distance views to the north, east and south by Danbury's built environment. The site is screened to the west by Danbury Country Park. The infilling this development provides has the potential to improve Danbury's existing built environment and remediate brownfield land. It is therefore considered that a minor positive impact is predicted on the landscape and townscape character of the surrounding area. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Danbury has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to low- medium. The site is not in the green belt.	+

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
CFS 277	187 MAIN ROAD, BROOMFIELD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	32	+	None to be provided	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 46	67 PEARTREE LANE, BICKNACRE, CHELMSFORD, ESSEX, CM3 4LS	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	10	+	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
CFS 49	LAND SOUTH EAST OF THE LION INN, MAIN ROAD, BOREHAM	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	353	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 51	FIELD OS REF 4730, THE CHASE, BOREHAM, CHELMSFORD, ESSEX	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	33	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 52	BLAIRS FARM, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX, CM3 3AD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	497	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 59	FIELD ADJACENT LIONFIELD COTTAGES, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	165	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 78	STACEYS SCHOOL LANE, BROOMFIELD, CHELMSFORD, ESSEX, CM1 7HF	Bushy Wood LWS and ancient woodland within 500m of the site.	-	Unknown	?	Unknown	?	-/?	1020	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 80	LAND SOUTH WEST OF 217 CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	Bushy Wood LWS and ancient woodland within 500m of the site.	-	Unknown	?	Unknown	?	-/?	16	+	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices -Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4.To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
CFS 277	187 MAIN ROAD, BROOMFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 1676m away. Closest Post Office is The Parade 1058m away. Closest Supermarket is Chelmsford Broomfield Road Express 1023m away. Closest Primary School is Broomfield Primary School 194m away. Closest Secondary School is Chelmer Valley High School 971m away. Closest Public Transport is The Angel Bus Stop 30m away. Closest GP is Mountbatten House Surgery 1391m away.	+	Unknown	?	+	Closest GP is Mountbatten House Surgery 1391m away. Closest Open Space is Broomfield Main Road Allotments 0m away.	+	Potential loss of open space and would increase the pressure on existing health facilities.	-
CFS 46	67 PEARTREE LANE, BICKNACRE, CHELMSFORD, ESSEX, CM3 4LS	-	-	Closest GP is Beacon Health Group 2130m away. Closest Town Centre is South Woodham Ferrers Town Centre 5936m away. Closest Post Office is Bicknacre 371m away. Closest Supermarket is Danbury Tesco Express 2096m away. Closest Primary School is Priory Primary School, Bicknacre 342m away. Closest Secondary School is Heathcote School 2216m away. Closest Public Transport is Bicknacre Road Bus Stop 287m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Beacon Health Group 2130m away. Closest Open Space is B1418 amenity road verge 347m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 49	LAND SOUTH EAST OF THE LION INN, MAIN ROAD, BOREHAM	-	+/-	Closest GP is The Laurels Surgery 362m away. Closest City Centre is Chelmsford City Centre 3944m away. Closest Post Office is Abercorn News and Post Office 105m away. Closest Supermarket is Boreham 97m away. Closest Primary School is Boreham Primary School 309m away. Closest Secondary School is Boswells School 2842m away. Closest Public Transport is Butterfield Road Bus Stop 51m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is The Laurels Surgery 362m away. Closest Open Space is The Chase Field 2m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 51	FIELD OS REF 4730, THE CHASE, BOREHAM, CHELMSFORD, ESSEX	-	+/-	Closest GP is The Laurels Surgery 373m away. Closest City Centre is Chelmsford City Centre 4276m away. Closest Post Office is Abercorn News and Post Office 314m away. Closest Supermarket is Boreham 312m away. Closest Primary School is Boreham Primary School 404m away. Closest Secondary School is Boswells School 3267m away. Closest Public Transport is St Andrew Church Bus Stop 310m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is The Laurels Surgery 373m away. Closest Open Space is The Chase Field 0m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 52	BLAIRS FARM, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX, CM3 3AD	-	+/-	Closest GP is The Laurels Surgery 806m away. Closest City Centre is Chelmsford City Centre 5512m away. Closest Post Office is Abercorn News and Post Office 1033m away. Closest Supermarket is Boreham 1041m away. Closest Primary School is Boreham Primary School 664m away. Closest Secondary School is Boswells School 4308m away. Closest Public Transport is Damases Lane Bus Stop 2m away.	+	Unknown	?	+	Closest GP is The Laurels Surgery 806m away. Closest Open Space is Waltham Road NGS 170m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 59	FIELD ADJACENT LIONFIELD COTTAGES, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX	-	+/-	Closest GP is The Laurels Surgery 708m away. Closest City Centre is Chelmsford City Centre 3841m away. Closest Post Office is Abercorn News and Post Office 440m away. Closest Supermarket is Boreham 434m away. Closest Primary School is Boreham Primary School 611m away. Closest Secondary School is Boswells School 2627m away. Closest Public Transport is Boreham House Bus Stop 136m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is The Laurels Surgery 708m away. Closest Open Space is Cromwell Close AGS 0m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 78	STACEYS SCHOOL LANE, BROOMFIELD, CHELMSFORD, ESSEX, CM1 7HF	-	+/-	Closest City Centre is Chelmsford City Centre 1920m away. Closest Post Office is The Parade 1231m away. Closest Supermarket is Broomfield Hospital 836m away. Closest Primary School is Broomfield Primary School 373m away. Closest Secondary School is Chelmer Valley High School 358m away. Closest Public Transport is Woodhall Road Bus Stop 471m away. Closest GP is Dickens Place 1051m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 1051m away. Closest Open Space is St. Mary with St. Leonard Church 312m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 80	LAND SOUTH WEST OF 217 CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	-	-	Closest City Centre is Chelmsford City Centre 2253m away. Closest Post Office is Melbourne Avenue 1029m away. Closest Supermarket is Morrisons Chelmsford 474m away. Closest Primary School is Newlands Spring Primary School 304m away. Closest Secondary School is The Chelmsford New Model Special School, Woodlands Campus 1276m away. Closest Public Transport is Chignal Road Bus Stop 24m away. Closest GP is Dickens Place 395m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 395m away. Closest Open Space is Pickwick Avenue AGS 45m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
CFS 277	187 MAIN ROAD, BROOMFIELD	There are some takeaway restaurants to the east of the site which could cause a small amount of disturbance from noise. The other surrounding land uses include allotments and agricultural fields which would not have any adverse impacts.	-	---	Closest Bus Stop is The Angel 30m away. Closest Rail Station is Chelmsford Rail Station 2704m away. Closest Park and Ride is Chelmer Valley Park and Ride 2121m away.	+	Site adjacent to the B1008 so a new access point into the site could be created. Site is some distance from the major road network. However, given relatively small scale of development it is not considered that there would be any adverse highway effects or any significant increase in congestion which could have adverse effects.	0	Unknown	?	+	Comprises open grassland land and some previously developed (brownfield) land to east of site where there is a car park.	+/-
CFS 46	67 PEARTREE LANE, BICKNACRE, CHELMSFORD, ESSEX, CM3 4LS	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Within Bicknacre. Closest Bus Stop is Bicknacre Road 287m away. Closest Rail Station is South Woodham Ferrers Rail Station 5385m away. Closest Park and Ride is Sandon Park and Ride 5048m away.	++	Site appears to be accessible by Peartree Lane. Due to the size of the site and its location, there are no identified traffic constraints.	0	Unknown	?	++	Categorised overall as Grade 3 agricultural land but is mainly wooded with some previously developed (brownfield) land.	--/+
CFS 49	LAND SOUTH EAST OF THE LION INN, MAIN ROAD, BOREHAM	Majority of the site surrounded by residential areas and agricultural land. No unsuitable uses in the vicinity of the site.	0	+	Closest Bus Stop is Butterfield Road 51m away. Closest Rail Station is Hatfield Peverel Rail Station 4407m away. Closest Park and Ride is Chelmer Valley Park and Ride 3650m away.	+	Site could be potentially accessed from Boreham Main Road. Due to the size of the scheme there could be significant impacts on the local highway network.	---	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
CFS 51	FIELD OS REF 4730, THE CHASE, BOREHAM, CHELMSFORD, ESSEX	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+	Closest Bus Stop is St Andrew Church 310m away. Closest Rail Station is Hatfield Peverel Rail Station 4411m away. Closest Park and Ride is Sandon Park and Ride 3644m away.	+	Appears to be only accessible by The Chase Road. Part of The Chase Road would need to be improved to accommodate the new potential residents, despite the small scale nature of the scheme.	---	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
CFS 52	BLAIRS FARM, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX, CM3 3AD	The A12 lies within 100m to the north of the site. This has the potential to have a negative impact on future residents due to noise. However, because of the location of the site and the intervening built and natural environment, a minor to no impact is predicted.	0/-	+/-	Closest Bus Stop is Damases Lane 2m away. Closest Rail Station is Hatfield Peverel Rail Station 2577m away. Closest Park and Ride is Chelmer Valley Park and Ride 4494m away.	+	Site could be potentially accessed from Boreham Main Road. Due to the size of the scheme there could be significant impacts on the local highway network.	---	Unknown	?	+/-	Comprises Grade 2 agricultural land and a small area of previously developed (brownfield) land.	--/+
CFS 59	FIELD ADJACENT LIONFIELD COTTAGES, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX	The A12 borders the site to the north and a train line runs to the north within 100m away. There is the potential for this road and the train line to adversely affect the health of prospective residents due to, for example, noise and emissions.	-	0	Closest Bus Stop is Boreham House 136m away. Closest Rail Station is Hatfield Peverel Rail Station 4519m away. Closest Park and Ride is Chelmer Valley Park and Ride 3326m away.	+	Site could be potentially accessed from Boreham Main Road. Due to the size of the scheme there could be significant impacts on the local highway network.	---	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
CFS 78	STACEYS SCHOOL LANE, BROOMFIELD, CHELMSFORD, ESSEX, CM1 7HF	No unsuitable uses in the vicinity of the site.	0	+/-	Closest Bus Stop is Woodhall Road 471m away. Closest Rail Station is Chelmsford Rail Station 2805m away. Closest Park and Ride is Chelmer Valley Park and Ride 2094m away.	-	Site could be potentially accessed from Mashbury Lane. Given the significant scale of development there could be significant adverse impacts on the highway network from the resultant traffic generation.	---	Unknown	?	---	Comprises Grade 2 agricultural land.	---
CFS 80	LAND SOUTH WEST OF 217 CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	No unsuitable uses in the vicinity of the site.	0	+/-	Within Chelmsford. Closest Bus Stop is Welland Avenue 43m away. Closest Rail Station is Chelmsford Rail Station 2607m away. Closest Park and Ride is Chelmer Valley Park and Ride 4401m away.	++	There is currently no access to the site so a new access would need to be created. Notwithstanding this the scale of development is unlikely to adversely impact on the highway network.	0	Unknown	?	++	Comprises greenfield scrubland.	-

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
CFS 277	187 MAIN ROAD, BROOMFIELD	Development would result in existing land / soil contamination being remediated.	++	-/++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
CFS 46	67 PEARTREE LANE, BICKNACRE, CHELMSFORD, ESSEX, CM3 4LS	Development would result in existing land / soil contamination being remediated.	++	+/--	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS 49	LAND SOUTH EAST OF THE LION INN, MAIN ROAD, BOREHAM	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS 51	FIELD OS REF 4730, THE CHASE, BOREHAM, CHELMSFORD, ESSEX	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	The site comprises an area designated as FZ1 whilst the southern area of the site is a mixture of FZ2 and FZ3.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS 52	BLAIRS FARM, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX, CM3 3AD	Development would result in existing land / soil contamination being remediated.	++	+/--	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS 59	FIELD ADJACENT LIONFIELD COTTAGES, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	The site comprises an area designated as FZ1, FZ2 and FZ3.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS 78	STACEYS SCHOOL LANE, BROOMFIELD, CHELMSFORD, ESSEX, CM1 7HF	Unknown. However assume development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS 80	LAND SOUTH WEST OF 217 CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	Unknown. However assume development would not affect the contamination of land/soils.	0	-	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
CFS 277	187 MAIN ROAD, BROOMFIELD	Broomfield conservation area is 476m north of the site. There are 10 Grade II listed buildings within 500m of the site, the closest of which is within 38m of the site. Notwithstanding the proximity of this listed building, the relatively small scale of development and intervening built form would provide screening and therefore heritage effects are considered to be neutral.	0	Development of this site would result in a small infill development adjacent to allotments and the existing residential areas to the west. A well designed site could relate to the surrounding townscape and tie in with the existing built environment. Notwithstanding the loss of greenfield land, it is not considered that the relatively small scale of development would have any substantial adverse landscape effects. The surrounding landscape would also provide screening and there would be potential for landscaping to tie in with the allotments to the south. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Broomfield has a moderate landscape sensitivity and that it has medium capacity to accommodate new development. However, this specific site was not assessed. The site is not in the green belt.	0
CFS 46	67 PEARTREE LANE, BICKNACRE, CHELMSFORD, ESSEX, CM3 4LS	There is only 1 heritage asset within 500m of the site. The Bicknacre Priory Scheduled Ancient Monument is located 471m to the southwest. The site would have little to no impact upon this SAM due to the intervening built environment of Bicknacre. Heritage effects are therefore considered neutral.	0	Development of this site would result in a small infilling of Bicknacre's built environment. The site is well screened to the north, east, south and west and would be generally difficult to see from long distance views. However, the development would result in a small loss of greenfield land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Overall landscape effects are considered to be neutral. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Bicknacre has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium. However, the site was not specifically assessed. The site is not in the Green Belt.	0
CFS 49	LAND SOUTH EAST OF THE LION INN, MAIN ROAD, BOREHAM	There are 8 Grade II, 1 Grade II* and 2 Grade I Listed Buildings located within 500m of the site. The Church Road Conservation Area is located 122m to the east. Boreham House park and garden is located 303m to the southwest. The closest Listed Building is Caynton located 102m to the north. Boreham Park and Garden 303m south west of the site. Despite the size of the site, it is well screened to the north and east by Boreham's built environment, reducing it's impact on the surrounding heritage features. However, there is little to no screening to the south and west of the site, meaning it could have a considerable negative impact upon Boreham House park and garden and Boreham House, which is a Grade I Listed Building. There is therefore potential for significant negative effects on the surrounding heritage assets. A well designed site with screening could help to mitigate adverse effects.	--	Development of this site would result in a considerable extension of Boreham to the west. The development is large in scale but is well screened to the north and east by Boreham's existing built environment. However, the site is very open to the south and west and considerable screening would be required to protect long distance views from those directions. Furthermore, due to the scale of the development and the loss of agricultural land, it would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. There is therefore significant potential for adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Boreham has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium-high. However, the site is not covered in the assessment. The site is not in the Green Belt.	--
CFS 51	FIELD OS REF 4730, THE CHASE, BOREHAM, CHELMSFORD, ESSEX	There are 9 Grade II, 1 Grade II* and 1 grade 1 Listed Buildings located within 500m of the site. The Church Road Conservation Area is located 73m to the north. The Chelmer and Blackwater Navigation Conservation Area is located 397 to the southeast. The closest listed building is the Grade II* The Old Rectory located 155m to the north. Notwithstanding the small scale of development and some screening in the intervening built environment, it is considered that there could be minor negative effects on the heritage assets within 500m.	-	Development of this site would result in a minor extension of Boreham to the south. The development is small in scale but would result in the loss of agricultural land, which would change the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. The development is quite well screened in all directions, minimising its impact upon the local landscape. Overall it is considered that there is potential for minor residual adverse landscape effects. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment assesses he site as having a moderate landscape sensitivity and a medium capacity to accommodate new development. The site is not in the Green Belt.	-
CFS 52	BLAIRS FARM, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX, CM3 3AD	There are 5 Grade II Listed buildings located within 500m of the site. The Roman Road/Plantation Road Conservation Area is located 196m to the west. The closest Listed Building, The Cock Inn, is located 89m away to the west. Notwithstanding the scale of development there would be some screening of heritage assets from the intervening built environment and therefore it is considered that there could be minor residual negative heritage effects.	-	Development would result in a considerable extension of Boreham to the east. Due to the scale of the development and the loss of agricultural land, it would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside, especially from the east and south, which suffers from being poorly screened. The scheme could also have a negative impact on the surrounding residential receptors visual amenity. There is some potential for the remediation of small area of brownfield land (farmyard). Overall, due to the scale of the development and loss of agricultural land, a significant adverse local landscape impact is predicted, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that the site forms part of an area with high landscape sensitivity and a low to medium capacity to accommodate new development. The site is not in the Green Belt.	--
CFS 59	FIELD ADJACENT LIONFIELD COTTAGES, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX	There are 3 Grade II Listed Buildings located within 500m of the site. The closest Listed Building is The Wine Barrel located 162m to the east. The scale development is quite large but its potential effect on heritage assets to the east is mitigated by the existing built environment of Boreham. The Listed Building Generals lies 432m to the south west, as does Boreham House park and gardens. Both could potentially be negatively affected by development of this site. A well designed site together with screening could help to mitigate adverse effects, however it is considered that there could be a residual adverse effect on heritage assets.	-	The development would result in a sizeable expansion of Boreham to the northwest. The development is sizeable and suffers from being poorly screened to the north, south and west. The development would also result in the loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. The development could form a natural extension of Boreham which could have positive impacts on townscape character. However, there is potential for significant adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Boreham has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium-high. However, this site is not specifically assessed. The site is not in the green belt.	--
CFS 78	STACEYS SCHOOL LANE, BROOMFIELD, CHELMSFORD, ESSEX, CM1 7HF	Broomfield Conservation Area is 250m east of the site. There are 13 Grade II and 1 Grade II* Listed Buildings within 500m of the site, the closest of which are within the site boundary. There are no other designated heritage assets within 500m of the site. Given the significant scale of development and proximity of Listed Buildings and the Conservation Area, there could be significant adverse heritage effects. It is recognised that a well designed site could help to mitigate adverse effects.	--	Development of this site would result in a very significant extension to Broomfield village to the west and out into the open countryside. The scale of development has the potential for significant adverse impacts with respect to the openness of the countryside and views of the countryside. Notwithstanding that there would be significant potential for landscape mitigation with a site of this size, the scale of development has potential for significant adverse effects on landscape character. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Broomfield has a moderate landscape sensitivity and that it has medium capacity to accommodate new development. However, this site was not specifically included in the assessment. The site is not in the Green Belt.	--
CFS 80	LAND SOUTH WEST OF 217 CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	There are 4 Grade II Listed Buildings within 500m of the site, the closest of which is within 59m of the site. There are no other designated heritage assets within 500m of the site. Notwithstanding the proximity of one of the Listed Buildings, the absence of any other designated heritage assets together with the relatively small scale of development, heritage effects are considered to be neutral.	0	Development of this site would result in a significant extension of Chelmsford to the northwest. A well designed site could tie in well with the existing residential areas to the east of the site which could have positive effects on townscape character. However, the development of this site would extend the existing settlement into the countryside, which would affect the openness of the countryside and views of the countryside from neighbouring residents, all of which would have adverse effects on landscape character. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment assesses the site as having a high landscape sensitivity and a low to medium capacity to accommodate new development. The site is not in the Green Belt.	-

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
CFS 81	CHANTRY FARM, CHANTRY LANE, BOREHAM, CHELMSFORD, ESSEX	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	45	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No impact on educational facilities is expected.
CFS165	LAND SOUTH WEST OF RETHEL BAPTIST CHURCH, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	College Wood ancient woodland and LWS lies within 500m of the site.	-	Unknown	?	Unknown	?	-/?	48	+	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
CFS 83	LAND WEST OF THE A12 AND EAST OF SANDFORD MILL ROAD	Hall Wood ancient woodland is located adjacent the site boundary, an unnamed ancient woodland and Blakes Wood woodland lies within 500m of the site. Sites surrounds an EWT Nature Reserve. Blake's Wood & Lingwood Common SSSI within 100m of the site. Wildlife Site within site boundary. LWS CCAA Waterhall Meadows and Long Spring Wood within site boundary, River Chelmer and Old Hare Wood Complex within 100m of the site.	---	Unknown	?	Unknown	?	-/?	5062	++	5 hectares of employment space to be provided.	++	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 9	LAND SOUTH OF THE LION ABND WEST OF BOREHAM VILLAGE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	400	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 90	LAND AT ROCHESTER HOUSE 87 MAIN ROAD GREAT LEIGHS	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	22	+	None to be provided.	0	In excess of 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	0	No loss but would increase the pressure on existing educational facilities.
CFS 94	LAND AT NEWLAND GROVE NR WEST OF ESSEX REGIMENT WAY BROOMFIELD AND LITTLE WALTHAM	Sheepcotes Wood ancient woodland within 500m of the site. Newland Grove Essex Wildlife Trust Nature Reserve within site boundary, Little Waltham Meadows and Alder Carr Essex Wildlife Trust Nature Reserve adjacent to site. LoWS CCAA Chelmer Mosaic within site boundary, Village Meadow and St Martin's Church within 100m of the site.	-	Unknown	?	Unknown	?	-/?	508	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 98	LAND SOUTH OF WOODHOUSE LANE AND EAST OF NORTH COURT ROAD LITTLE WALTHAM	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	45	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices -Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4.To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
CFS 81	CHANTRY FARM, CHANTRY LANE, BOREHAM, CHELMSFORD, ESSEX	0	+	Closest GP is The Laurels Surgery 1184m away. Closest City Centre is Chelmsford City Centre 3262m away. Closest Post Office is Abercorn News and Post Office 737m away. Closest Supermarket is Boreham 740m away. Closest Primary School is Boreham Primary School 586m away. Closest Secondary School is Boswells School 1849m away. Closest Public Transport is Gravel Pit Bus Stop 174m away.	+	Unknown	?	+	Closest GP is The Laurels Surgery 1184m away. Closest Open Space is Waltham Road allotments 46m away.	+	Sssume no loss but would increase the pressure on existing open space and health facilities. However, proposal would provide specialist housing for the elderly.	+/-
CFS165	LAND SOUTH WEST OF BETHEL BAPTIST CHURCH, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	-	-	Closest City Centre is Chelmsford City Centre 2142m away. Closest Post Office is Melbourne Avenue 1001m away. Closest Supermarket is Morrisons Chelmsford 553m away. Closest Primary School is Newlands Spring Primary School 379m away. Closest secondary school is columbus school 1.4km away. Closest Public Transport is Welland Avenue Bus Stop 43m away. Closest GP is Dickens Place 472m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 472m away. Closest Open Space is Cotswold Crescent 69m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 83	LAND WEST OF THE A12 AND EAST OF SANDFORD MILL ROAD	-	++/-	Closest GP is Baddow Village Surgery 1141m away. Closest City Centre is Chelmsford City Centre 1973m away. Closest Post Office is Galleywood 1369m away. Closest Supermarket is Asda Chelmsford Superstore 1192m away. Closest Primary School is The Sandon School 651m away. Closest Secondary School is Heathcote School 2306m away Closest Public Transport is Old Boarding School Bus Stop 65m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Baddow Village Surgery 1141m away. Closest Open Space is Danbury NGS 0m away.	+	Develops 5.82 ha of Long Spring Wood and 1.78 ha of Sandon Brook ANG5 and 1.95 ha of Sandon Brook NGS.	-
CFS 9	LAND SOUTH OF THE LION ABND WEST OF BOREHAM VILLAGE	-	+/-	Closest GP is The Laurels Surgery 361m away. Closest City Centre is Chelmsford City Centre 3944m away. Closest Post Office is Abercorn News and Post Office 105m away. Closest Supermarket is Boreham 97m away. Closest Primary School is Boreham Primary School 309m away. Closest Secondary School is Boswells School 2842m away. Closest Public Transport is Butterfield Road Bus Stop 51m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is The Laurels Surgery 361m away. Closest Open Space is The Chase Field 2m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 90	LAND AT ROCHESTER HOUSE 87 MAIN ROAD GREAT LEIGHS	-	-	Closest GP is Owls Hill Surgery (branch of Fern House) 4485m away. Closest City Centre is Chelmsford City Centre 9021m away. Closest Post Office is Great Leighs 460m away. Closest Supermarket is Great Leighs Village Store 460m away. Closest Primary School is Great Leighs Primary School 340m away. Closest Secondary School is Chelmer Valley High School 6267m away. Closest Public Transport is Rochester Farm Bus Stop 6m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4485m away. Closest open space is Main Road AGS located 2m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 94	LAND AT NEWLAND GROVE NR WEST OF ESSEX REGIMENT WAY BROOMFIELD AND LITTLE WALTHAM	-	+/-	Closest GP is Little Waltham & GT Notley Surgery located 313m away. Closest City Centre is Chelmsford City Centre 2864m away. Closest Post Office is Great Waltham 1932m away. Closest Supermarket is Shell Garage Eagle Way Little Waltham 64m away. Closest Primary School is Little Waltham CE Primary School 343m away. Closest Secondary School is Chelmer Valley High School 817m away. Closest Public Transport is Chelmer Valley Park-and-Ride Bus Stop 0m away.	+	Unknown	?	+	Closest GP is Little Waltham & GT Notley Surgery located 313.0m away. Closest Open Space is Channels Golf Club 0.0m located away.	++	Develops on 8.38 ha of Newland Grove Nature Reserve and 53.99 ha of Channels Golf Club.	-
CFS 98	LAND SOUTH OF WOODHOUSE LANE AND EAST OF NORTH COURT ROAD LITTLE WALTHAM	-	+/-	Closest City Centre is Chelmsford City Centre 3349m away. Closest Post Office is Great Waltham 2207m away. Closest Supermarket is Broomfield Hospital 230m away. Closest Primary School is Broomfield Primary School 1233m away. Closest Secondary School is Chelmer Valley High School 375m away. Closest Public Transport is Broomfield Hospital Bus Stop 1m away. Closest GP is Little Waltham & GT Notley Surgery 1269m away.	+	Unknown	?	+	Closest GP is Little Waltham & GT Notley Surgery 1269m away. Closest Open Space is Pudding Wood 171m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
CFS 81	CHANTRY FARM, CHANTRY LANE, BOREHAM, CHELMSFORD, ESSEX	An industrial estate lies within 300m to the southwest of the site. This estate appears to house a large scrap yard. There is the potential for the industrial estate to adversely affect the health of prospective residents due to, for example, noise and smells. A train line and the A12 are approximately 150m south of the site and could also impact on potential residents due to noise. However, removal of scrap yard could generate some benefits (i.e. noise and emissions reductions). On balance, a minor negative effect has been identified.	-	+/-	Closest Bus Stop is Damases Lane 349m away. Closest Rail Station is Hatfield Peverel Rail Station 3,236m away. Closest Park and Ride is Chelmer Valley Park and Ride 4,266m away.	+	Accessed by Waltham Road and Chantry Lane. Chantry Lane is a narrow road but may be sufficient for the limited scale of development. Removal of existing commercial use could, at least in part, offset vehicle movements associated with the proposal, although this is uncertain.	-/?	Unknown	?	+/-	Develops 1.6 ha of ALC Grade 2 and 0.1 ha of ALC Grade 3. Includes some previously developed (brownfield) land.	-/+
CFS165	LAND SOUTH WEST OF BETHEL BAPTIST CHURCH, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	No unsuitable uses in the vicinity of the site.	0	+/-	Within Chelmsford. Closest Bus Stop is Welland Avenue 43m away. Closest Rail Station is Chelmsford Rail Station 2607m away. Closest Park and Ride is Chelmer Valley Park and Ride 4401m away.	++	There is currently no access to the site so a new access would need to be created. Notwithstanding this, the scale of development is unlikely to adversely impact on the highway network.	0	Unknown	?	++	Comprises greenfield scrubland.	-
CFS 83	LAND WEST OF THE A12 AND EAST OF SANDFORD MILL ROAD	Danbury Haulage St Cleres Hall Pit borders the site to the east. There is potential for this pit/quarry to adversely affect the health of prospective residents due to, for example, noise, emissions and dust. The south western portion of the site (on the western side of the A12) borders a sewage treatment works which could adversely affect the health of prospective residents due to, for example, noise and smells.	---	---	Closest Bus Stop is Old Boarding School 65m away. Closest Rail Station is Chelmsford Rail Station 3626m away. Closest Park and Ride is Sandon Park and Ride 110m away.	+	There are several options for access in regards to this site. These are, the A12, A414, Hammonds Road, Church Road, Church Lane, Holybread Lane and Colam Lane. Besides the A roads, the other aforementioned roads/lanes are small rural roads and would struggle to cope with the sheer scale of the development. Therefore, due to the size of the scheme there could be significant impacts on the local highway network.	---	Unknown	?	+/-	Comprises Grade 3 & 4 agricultural land.	---
CFS 9	LAND SOUTH OF THE LION ABND WEST OF BOREHAM VILLAGE	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+	Closest Bus Stop is Butterfield Road 51m away. Closest Rail Station is Hatfield Peverel Rail Station 4407m away. Closest Park and Ride is Chelmer Valley Park and Ride 3650m away.	+	Accessed by Boreham Main Road. Due to the size of the scheme there could be significant impacts on the local highway network.	---	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
CFS 90	LAND AT ROCHESTER HOUSE 87 MAIN ROAD GREAT LEIGHS	The A131 lies within 100m to the east of the site. There is the potential for it to adversely affect the health of prospective residents due to, for example, noise from traffic and exhaust fumes.	-	-	Closest Bus Stop is Rochester Farm 6.0m away. Closest Rail Station is Cressing Rail Station 5904.0m away. Closest Park and Ride is Chelmer Valley Park and Ride 5051.0m away.	+	Accessed by Great Leighs Main Road which feeds into the A131 to the south. No identified traffic constraints owing to the relative small scale of the development and its proximity to A roads. No significant highway impacts are predicted.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
CFS 94	LAND AT NEWLAND GROVE NR WEST OF ESSEX REGIMENT WAY BROOMFIELD AND LITTLE WALTHAM	There appears to be an industrial site bordering the site to the south which produces aggregates and has a waste management business. This has the potential to impact upon the health of potential residents through, for example, noise, emissions and dust.	---	---	Within Chelmsford. Closest Bus Stop is Chelmer Valley Park-and-Ride 0m away. Closest Rail Station is Chelmsford Rail Station 3923m away. Closest Park and Ride is Chelmer Valley Park and Ride 0m away.	++	Accessed by Essex Regiment Way and Domsey Lane. Domsey Lane is a narrow road which has the potential to struggle with the increase in traffic. Due to the size of the scheme there could be significant impacts on the local highway network.	---	Unknown	?	++/-	Comprises Grade 2 & 3 agricultural land and some previously developed (brownfield) land.	-/+
CFS 98	LAND SOUTH OF WOODHOUSE LANE AND EAST OF NORTH COURT ROAD LITTLE WALTHAM	There is a hospital to the south west of the site which could cause disturbance from noise and adversely impact on human health. There is a hospice adjacent to the west of the site which could also cause some disturbance from noise.	-	-	Closest Bus Stop is Broomfield Hospital 1m away. Closest Rail Station is Chelmsford Rail Station 4362m away. Closest Park and Ride is Chelmer Valley Park and Ride 1158m away.	+	The site is in close proximity to Broomfield Hospital and Farleigh hospice which already have good access to the highway network. Development on this site could benefit from these existing road connections however would need a new access into the site itself. Given the relatively small scale of development and existing highway access, it is not considered that there would be any adverse highway impacts.	0	Unknown	?	+	Comprises Grade 2 & 3 agricultural land and some limited previously developed (brownfield) land.	-/+

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
CFS 81	CHANTRY FARM, CHANTRY LANE, BOREHAM, CHELMSFORD, ESSEX	Development would result in existing land / soil contamination being remediated.	++	--/++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS165	LAND SOUTH WEST OF BETHEL BAPTIST CHURCH, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	Unknown. However assume development would not affect the contamination of land/soils.	0	-	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS 83	LAND WEST OF THE A12 AND EAST OF SANDFORD MILL ROAD	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	The site comprises an area designated as FZ1, FZ2 and FZ3.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
CFS 9	LAND SOUTH OF THE LION ABND WEST OF BOREHAM VILLAGE	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
CFS 90	LAND AT ROCHESTER HOUSE 87 MAIN ROAD GREAT LEIGHS	Development would not affect the contamination of land/soils.	0	--	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
CFS 94	LAND AT NEWLAND GROVE NR WEST OF ESSEX REGIMENT WAY BROOMFIELD AND LITTLE WALTHAM	Development would result in existing land / soil contamination being remediated.	++	--/++	Within 10m of a waterbody.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	The site comprises an area designated as FZ1, FZ2 and FZ3.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area and Final stage Sand and Gravel buffer zone.	--
CFS 98	LAND SOUTH OF WOODHOUSE LANE AND EAST OF NORTH COURT ROAD LITTLE WALTHAM	Development would result in existing land / soil contamination being remediated.	++	--/++	In excess of 50m of waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
CFS 81	CHANTRY FARM, CHANTRY LANE, BOREHAM, CHELMSFORD, ESSEX	There are no historic assets within 500m of the site	0	Development of this limited scale has the potential to be inkeeping with the existing scatted pattern of small development in the area including existing build development at chantry farm. Views of the site would be expected to be limitedand the local landscape is already influced by the A12 and railway line. There is the risk of development being seen to extend Boreham to the north east. The development could potentially remediate brownfield land. Overall, due to the scale of the development and loss of agricultural land, there is potential for a minor adverse effects on local landscape character and it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Boreham has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium to high nearest the existing built form. However, this specific site is not assessed. The site is not in the Green Belt.	-
CFS165	LAND SOUTH WEST OF BETHEL BAPTIST CHURCH, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	There are 2 Grade II Listed Buildings within 500m of the site, the closest of which is 12m east of the site. There are no other designated heritage assets within 500m of the site. Notwithstanding the proximity of one of the Listed building and the scale of development, the absence of any other designated heritage assets in close proximity, heritage effects are considered to be neutral.	0	A well designed site could tie in well with the existing residential areas to the east of the site which could have positive effects on townscape character. However, the development of this site would extend the existing settlement into the countryside, which would affect the openness of the countryside and views of the countryside from neighbouring residents, all of which would have adverse effects on landscape character. The 2017 Landscape Sensitivity and Capacity Assessment confirms that the site forms part of an area with high landscape sensitivity and low to medium capacity to accommodate new development. The site is not in the Green Belt.	-
CFS 83	LAND WEST OF THE A12 AND EAST OF SANDFORD MILL ROAD	There are 20 Grade II, 1 Grade II* and 1 Grade I Listed Buildings located within 500m of the site. Danbury Park is located 409m to the southeast. The Chelmer and Blackwater Navigation Conservation Area borders the site the north west. Also, the south western part of the site (on the western side of the A12) is located with this Conservation Area. The closest Grade II listed buildings are Crows Farmhouse located 12m to the north and Water Hall also located 12m to the east of the site. The Grade II* Listed Building, Little Baddow Hall, is located 310m to the east. The grade I listed building, Church of St Mary The Virgin, is located 319m to the east. Due to the scale of development, it would be difficult to screen. The site also suffers from little existing screening as the majority of the site lies well outside the established built environment of Chelmsford. It is therefore considered that there is potential for significant adverse effects on nearest heritage assets.	-	Development of this site would result in a substantial expansion of Chelmsford (a new settlement) that would not form a natural extension of the surrounding area's built environment. The site is open in character with extensive views to the north and east, with various public and private views from isolated properties and public footpaths. The development would also result in the loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Part of the development is located within land designated as a green wedge. Overall, there is significant potential for adverse landscape effects. Furthermore, the 2017 Landscape Sensitivity and Capacity Assessment assesses the site as having a high landscape sensitivity and a low to medium capacity to accommodate new development. The site is not in the Green Belt.	-
CFS 9	LAND SOUTH OF THE LION ABND WEST OF BOREHAM VILLAGE	There are 8 Grade II, 1 Grade II* and 2 Grade I Listed Buildings located within 500m of the site. The Church Road Conservation Area is located 121m to the east. Boreham House park and garden is located 303m to the southwest. The closest listed building is Caynton located 102m to the north. Notwithstanding the scale of development, the site is well screened to the north and east by the existing built environment of Boreham, which would help to reduce it's impact on the surrounding heritage features. However, there is little to no screening to the south and west, meaning there could be significant negative effects upon Boreham House park and garden and Boreham House, which is a grade I Listed Building. It is therefore considered that there is potential for significant negative effects on heritage, though a well designed site could help to mitigate effects.	-	Development of this site would result in a considerable extension of Boreham to the west. The development is large in scale but is well screened to the north and east by Boreham's existing built environment. However, the site is very open to the south and west and considerable screening would be required to protect long distance views from those directions. Furthermore, due to the scale of the development and the loss of agricultural land, it would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. There is therefore significant potential for negative effects upon the landscape character of the area. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Boreham has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium-high. However, the site is not covered in the assessment. The site is not in the Green Belt.	-
CFS 90	LAND AT ROCHESTER HOUSE 87 MAIN ROAD GREAT LEIGHS	There are 8 Grade II Listed Buildings located within 500m of the site. The closest listed building , a farmhouse, is located 48m to the south of the site. The remaining Listed Buildings are all over 100m from the site and are obscured by the existing built and natural environment. There are no other designated heritage assets within 500m of the site. Overall, due to proximity to the nearest listed building there is potential for adverse heritage effects	-	Development of this site would result in the small infilling of Great Leigh's built environment. The loss of greenfield land would result in a change to the local landscape character and could affect the visual amenity of residential and other receptors. However, the site is well screened in all directions by the established built environment of Great Leigh's, thus mitigating it's impact on long distance views considerably. On balance, a neutral impact is predicted. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. However, this site was not specifically assessed. The site is not in the Green Belt.	0
CFS 94	LAND AT NEWLAND GROVE NR WEST OF ESSEX REGIMENT WAY BROOMFIELD AND LITTLE WALTHAM	There are 37 Grade II listed buildings located within 500m of the site. The Little Waltham Conservation Area borders the site to the west. 5 of the Listed Buildings are located within the site boundary. There is therefore potential for significant adverse effects on heritage, though a well designed site could help to mitigate adverse effects.	-	Development of this site would result in a considerable extension of Little Waltham to the south. Due to the scale of the development and the loss of agricultural greenfield land, it would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Overall, due to the scale of the development and loss of agricultural land there is potential for significant adverse landscape effects, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. The 2017 Landscape Sensitivity and Capacity Assessment covers the area of the site which lies east of Regiment Way. It assesses the area as having moderate landscape sensitivity capacity and as having a medium to high capacity to accommodate new development and therefore overall landscape effects are considered to be minor negative. The site is not in the Green Belt.	-
CFS 98	LAND SOUTH OF WOODHOUSE LANE AND EAST OF NORTH COURT ROAD LITTLE WALTHAM	There are 9 Grade II Listed Buildings within 500m of the site, the closest of which is within 151m of the site. There are no other designated heritage assets within 500m of the site. Given that there are no designated heritage assets in immediate close proximity of the site and the intervening landscape provides screening from nearest listed buildings, it is not considered that there would be any adverse impacts on designated heritage assets.	0	Development of this site would result in an extension of Broomfield to the north west of the village and out into the countryside. Whilst existing vegetation cover surrounding the site would provide some screening there would impacts on the openness of the countryside and views of the countryside across from the green wedge, all of which would have adverse impacts on landscape character. The development would result in the remediation of brownfield land. Site not in the green belt but in close proximity to green wedge. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Broomfield has a moderate landscape sensitivity and that it has medium capacity to accommodate new development. However, this site was not covered in the assessment. Overall, it is considered that a minor negative is predicted despite the remediation of brownfield land and the sites size. The site is not in the green belt.	-

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
CFS 99	LAND EAST OF BRICK KILN ROAD NORTH OF WOODHILL ROAD SANDON	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	393	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
OS01	FORMER ROYAL MAIL PREMISES, VICTORIA RD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	150	++	None to be provided	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF01	NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	200	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF02	EASTWOOD HOUSE (CAR PARK) GLEBE ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	100	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF03	RIVERMEAD INDUSTRIAL ESTATE BISHOP HALL LANE CHELMSFORD	Chelmer Valley Riverside LNR and LoWS CCAA adjacent to site boundary.	-	Unknown	?	Unknown	?	-/?	80	+	0.7ha	+	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF04	ASHBY HOUSE CAR PARKS, NEW STREET	Within 100m of Chelmer Valley Riverside LNR and LoWS CCAA.	-	Unknown	?	Unknown	?	-/?	80	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF05	FORMER CHELMSFORD ELECTRICAL AND CAR WASH NEW STREET	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	40	+	Some employment assumed to be provided as part of supporting commercial/non-residential uses on ground floors. Extent unknown.	+/?	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF06	BT TELEPHONE EXCHANGE COTTAGE PLACE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	30	+	Some employment assumed to be provided as part of supporting commercial uses. Extent unknown.	+/?	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF07	CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK 55 SPRINGFIELD ROAD	Within 100m of Chelmer Valley Riverside LNR and adjacent to Chelmer Valley Riverside LoWS CCAA.	-	Unknown	?	Unknown	?	-/?	90	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF08	NAVIGATION ROAD SITES	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	35	+	Some employment assumed to be provided as part of supporting commercial/non-residential uses on ground floors. Extent unknown.	+/?	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets - Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets - Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
CFS 99	LAND EAST OF BRICK KILN ROAD NORTH OF WOODHILL ROAD SANDON	-	+/-	Closest GP is Baddow Village Surgery 1266m away. Closest City Centre is Chelmsford City Centre 2395m away. Closest Post Office is Galleywood 1446m away. Closest Supermarket is Great Baddow 1428m away. Closest Primary School is The Sandon School 291m away. Closest Secondary School is Great Baddow High School 2483m away. Closest Public Transport is Brick Kiln Road Bus Stop 10m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Baddow Village Surgery 1266m away. Closest Open Space is The Lintons AGS 20m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
OS01	FORMER ROYAL MAIL PREMISES, VICTORIA RD	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 453m away. Closest Supermarket is Tates Spar Bishop Hall Ln 372m away. Closest Primary School is The Cathedral Church of England Voluntary Aided Primary School, Chelmsford 17m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 628m away. Closest Public Transport is Riverside Ice and Leisure Bus Stop 79m away. Closest GP is Rivermead Gate Medical Centre 370m away.	++	Unknown	?	++	Closest GP is Rivermead Gate Medical Centre 370m away. Closest Open Space is River Chelmer Footpath 139m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF01	NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)	-	+/-	Closest City Centre is Chelmsford City Centre 524m away. Closest Post Office is Gloucester Avenue 471m away. Closest Supermarket is Chelmsford Princes Road Superstore 284m away. Closest Primary School is Moulsham Junior School 0m away. Closest Secondary School is Moulsham High School 0m away. Closest Public Transport is Tylers Close Bus Stop 100m away. Closest GP is Wood Street Surgery 438m away.	++	Unknown	?	++	Closest GP is Wood Street Surgery 438m away. Closest Open Space is Moulsham High School 0m away.	++	Develops 6.37 ha of John Shennan Playing Field and 0.03 ha John Shennan Play Area and 0.01 ha John Sheenan Basketball	-
PF02	EASTWOOD HOUSE (CAR PARK) GLEBE ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 644m away. Closest Supermarket is Chelmsford SF 207m away. Closest Primary School is Maltese Road Primary School 135m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 135m away. Closest Public Transport is The Ship Bus Stop 130m away. Closest GP is Rivermead Gate Medical Centre 348m away.	++	Unknown	?	++	Closest GP is Rivermead Gate Medical Centre 348m away. Closest Open Space is King Edward VI Grammar School 171m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF03	RIVERMEAD INDUSTRIAL ESTATE BISHOP HALL LANE CHELMSFORD	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is The Parade 833m away. Closest Supermarket is Tates Spar Bishop Hall Ln 83m away. Closest Primary School is Maltese Road Primary School 527m away. Closest Secondary School is Chelmsford County High School for Girls 281m away. Closest Public Transport is Anglia Ruskin University Bus Stop 97m away. Closest GP is Rivermead Gate Medical Centre 167m away.	++	Unknown	?	++	Closest GP is Rivermead Gate Medical Centre 167m away. Closest Open Space is Chelmer Valley LNR 0m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF04	ASHBY HOUSE CAR PARKS, NEW STREET	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 709m away. Closest Supermarket is Tates Spar Bishop Hall Ln 133m away. Closest Primary School is The Cathedral Church of England Voluntary Aided Primary School, Chelmsford 283m away. Closest Secondary School is Chelmsford County High School for Girls 485m away. Closest Public Transport is Anglia Ruskin University Bus Stop 156m away. Closest GP is Rivermead Gate Medical Centre 175m away.	++	Unknown	?	++	Closest GP is Rivermead Gate Medical Centre 175m away. Closest Open Space is Chelmer Valley LNR 97m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF05	FORMER CHELMSFORD ELECTRICAL AND CAR WASH NEW STREET	-	+/-/?	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 668m away. Closest Supermarket is Tates Spar Bishop Hall Ln 199m away. Closest Primary School is The Cathedral Church of England Voluntary Aided Primary School, Chelmsford 265m away. Closest Secondary School is Chelmsford County High School for Girls 458m away. Closest Public Transport is Anglia Ruskin University Bus Stop 192m away. Closest GP is Rivermead Gate Medical Centre 161m away.	++	Unknown	?	++	Closest GP is Rivermead Gate Medical Centre 161m away. Closest Open Space is Chelmer Valley LNR 203m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF06	BT TELEPHONE EXCHANGE COTTAGE PLACE	-	+/-/?	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 345m away. Closest Supermarket is Chelmsford SF 128m away. Closest Primary School is The Cathedral Church of England Voluntary Aided Primary School, Chelmsford 138m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 439m away. Closest Public Transport is YMCA Bus Stop 23m away. Closest GP is Rivermead Gate Medical Centre 442m away.	++	Unknown	?	++	Closest GP is Rivermead Gate Medical Centre 442m away. Closest Open Space is Chelmsford Cathedral 36m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF07	CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK 55 SPRINGFIELD ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 0.0m away. Closest Post Office is Chelmsford 310m away. Closest Supermarket is Iceland Foods 28m away. Closest Primary School is The Cathedral Church of England Voluntary Aided Primary School, Chelmsford 147m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 906m away. Closest Public Transport is Town Centre Tesco Store Bus Stop 23m away. Closest GP is Beauchamp House 433m away.	++	Unknown	?	++	Closest GP is Beauchamp House 433m away. Closest Open Space is River Chelmer Footpath 55m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF08	NAVIGATION ROAD SITES	-	+/-/?	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 400m away. Closest Supermarket is Iceland Foods 76m away. Closest Primary School is Trinity Road Primary School 257m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 1085m away. Closest Public Transport is Wharf Road Bus Stop 10m away. Closest GP is Beauchamp House 460m away.	++	Unknown	?	++	Closest GP is Beauchamp House 460m away. Closest Open Space is Trinity School Jubilee Wood 85m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
CFS 99	LAND EAST OF BRICK KILN ROAD NORTH OF WOODHILL ROAD SANDON	The A12 borders the site to the east. There is the potential for this road to adversely affect the health of prospective residents due to, for example, noise and emissions.	-	-	Closest Bus Stop is Brick Kiln Road 10m away. Closest Rail Station is Chelmsford Rail Station 4082m away. Closest Park and Ride is Sandon Park and Ride 8m away.	+	Accessed by Woodhill Road, Maldon Road and Brick Kiln Road. Maldon Road joins the A12 to the east and A1114 to the west, providing the site with good access to the local highway network. Due to the size of the scheme there could be significant impacts on the local highway network.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.	-
OS01	FORMER ROYAL MAIL PREMISES, VICTORIA RD	Railway line runs to the north of the site. There are a number of existing businesses to the west and east of the site and the A1099 runs past the south of the site. Given the proximity of the railway line and surrounding businesses there could be disturbance from noise and therefore adverse impacts on human health.	-	-	Within Chelmsford. Closest Bus Stop is Riverside Ice and Leisure 79m away. Closest Rail Station is Chelmsford Rail Station 444m away. Closest Park and Ride is Sandon Park and Ride 3647m away.	++	Site adjacent to A1099 so good access to major road network. Unclear at this stage scale of development so impact of additional traffic generation unclear and impacts on highway network uncertain.	?	Unknown	?	++/?	Previously developed (brownfield) land.	++
PF01	NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)	Located adjacent to Moulsham Infants, Junior and High Schools. A1114 located in close proximity to the north of the site. These schools and the road have the potential to have a negative impact on human health of future residents due to noise.	-	-	Within Chelmsford. Closest Bus Stop is Tylers Close 100m away. Closest Rail Station is Chelmsford Rail Station 1727m away. Closest Park and Ride is Sandon Park and Ride 3752m away.	++	Accessed by Gloucester Avenue. Due to the size of the scheme there could be significant impacts on the local highway network and add to congestion in Chelmsford centre.	-	Unknown	?	++/-	Comprises land currently used as playing field.	-
PF02	EASTWOOD HOUSE (CAR PARK) GLEBE ROAD	No unsuitable uses in the vicinity of the site.	0	+	Within Chelmsford. Closest Bus Stop is The Ship 130m away. Closest Rail Station is Chelmsford Rail Station 193m away. Closest Park and Ride is Sandon Park and Ride 4178m away.	++	There are two minor roads surrounding the site, which are connected to the A1016. Given the scale of development it is not considered there would be any adverse impacts on the highway network.	0	Unknown	?	++	Previously developed (brownfield) land.	++
PF03	RIVERMEAD INDUSTRIAL ESTATE BISHOP HALL LANE CHELMSFORD	Anglia Ruskin university in close proximity to the site, so there could be disturbance from noise which could have adverse effects on human health. There are also commercial/industrial uses to the west, separated by a line of trees. This has the potential to have adverse effects on human health through noise, emissions and dust etc.	-	-	Within Chelmsford. Closest Bus Stop is Anglia Ruskin University 97m away. Closest Rail Station is Chelmsford Rail Station 747m away. Closest Park and Ride is Chelmer Valley Park and Ride 3846m away.	++	Site in close proximity to A1016 so there is good access to the major highway network. Given the scale of development and proximity to the university there could be adverse highway impacts through congestion due to traffic generation from this site. This could exacerbate existing congestion problems in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF04	ASHBY HOUSE CAR PARKS, NEW STREET	Site surrounded by industrial uses, with Essex probation to the east of the site and railway line to the south. All of these land uses have the potential to adversely impact upon human health.	-	0	Within Chelmsford. Closest Bus Stop is Anglia Ruskin University 156m away. Closest Rail Station is Chelmsford Rail Station 563m away. Closest Park and Ride is Sandon Park and Ride 3813m away.	++	The site is served by existing minor road which connect to the existing industrial areas and Essex probation surrounding the site. Given the scale of development and location of the site there is potential to exacerbate existing congestion issues in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF05	FORMER CHELMSFORD ELECTRICAL AND CAR WASH NEW STREET	Site surrounded by industrial uses, with Essex probation to the east of the site and railway line to the south. All of these land uses have the potential to adversely impact upon human health.	-	0	Within Chelmsford. Closest Bus Stop is Anglia Ruskin University 192m away. Closest Rail Station is Chelmsford Rail Station 482m away. Closest Park and Ride is Sandon Park and Ride 3890m away.	++	The site is served by existing minor road which connect to the existing industrial areas and Essex probation surrounding the site. Given the scale of development and location of the site there is potential to exacerbate existing congestion issues in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF06	BT TELEPHONE EXCHANGE COTTAGE PLACE	Chelmsford magistrates court adjoins the eastern boundary of the site. BT offices adjoin the western boundary of the site. There is a youth hostel nearby to the north of the site. These surrounding uses have the potential to cause disturbance from noise which could adversely impact on human health.	-	0	Within Chelmsford. Closest Bus Stop is YMCA 23m away. Closest Rail Station is Chelmsford Rail Station 173m away. Closest Park and Ride is Sandon Park and Ride 3875m away.	++	The site is served by minor roads and in close proximity to the A1099 Victoria Road. Notwithstanding the scale of development and proximity to major road network, given the location of the site there is potential to exacerbate existing congestion issues in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF07	CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK 55 SPRINGFIELD ROAD	There is a Tesco store in close proximity to the western boundary of the site. This has the potential to cause disturbance from noise which could adversely impact on human health.	-	0	Within Chelmsford. Closest Bus Stop is Town Centre Tesco Store 23m away. Closest Rail Station is Chelmsford Rail Station 629m away. Closest Park and Ride is Sandon Park and Ride 3371m away.	++	The site is served by the A1099. Notwithstanding the scale of development and proximity to major road network, given the location of the site there is potential to exacerbate existing congestion issues in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF08	NAVIGATION ROAD SITES	There is a Halfords car repair / service centre located on the western boundary of the site. This has the potential to cause disturbance from noise which could adversely impact on human health.	-	0	Within Chelmsford. Closest Bus Stop is Wharf Road 10m away. Closest Rail Station is Chelmsford Rail Station 798m away. Closest Park and Ride is Sandon Park and Ride 3247m away.	++	The site has several access points, including from the A1099. Notwithstanding the scale of development and proximity to major road network, given the location of the site there is potential to exacerbate existing congestion issues in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
CFS 99	LAND EAST OF BRICK KILN ROAD NORTH OF WOODHILL ROAD SANDON	Development would not affect the contamination of land/soils.	0	---	Within 10m of a waterbody.	---	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	---	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
OS01	FORMER ROYAL MAIL PREMISES, VICTORIA RD	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ2	-	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF01	NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)	Unknown. However assume development would not affect the contamination of land/soils.	0	-/0	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF02	EASTWOOD HOUSE (CAR PARK) GLEBE ROAD	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF03	RIVERMEAD INDUSTRIAL ESTATE BISHOP HALL LANE CHELMSFORD	Development would result in existing land / soil contamination being remediated.	++	++	Within 10m of a waterbody.	---	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	---	The site comprises an area designated as FZ2 and FZ3.	---	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF04	ASHBY HOUSE CAR PARKS, NEW STREET	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF05	FORMER CHELMSFORD ELECTRICAL AND CAR WASH NEW STREET	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF06	BT TELEPHONE EXCHANGE COTTAGE PLACE	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF07	CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK 55 SPRINGFIELD ROAD	Development would result in existing land / soil contamination being remediated.	++	++	Within 10m of waterbody.	---	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	---	The site comprises an area designated as FZ2 and FZ3.	---	Site is 428m northeast of the Chelmsford Army and Navy AQMA	-	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF08	NAVIGATION ROAD SITES	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	The site comprises an area designated as FZ1 and FZ2.	-	Site is 470m northeast of the Chelmsford Army and Navy AQMA	-	N/A	N/A	Outside a Minerals Safeguarding Area.	0

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
CFS 99	LAND EAST OF BRICK KILN ROAD NORTH OF WOODHILL ROAD SANDON	There are 9 Grade II and 2 Grade II* Listed Buildings with 500m of the site. The closest listed building is Grace's Cross located 20m to the west. The Grade II* Listed Building, Church of St Andrew, lies to the south west. The Sandon Conservation Area borders the site to the south and the Chelmer and Blackwater Navigation Conservation Area lies 486m to the northwest. The site has little screening to the north and south, and so it is considered that there is potential for significant adverse heritage effects. A well designed site may help to mitigate adverse effects.	-	Development of this site would result in a large residential estate to the north of Sandon. The development is sizeable and suffers from being poorly screened in all directions. The development would also result in the loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. The development would not form a natural extension of Great Baddow or Sandon's built environment. There is therefore significant potential for adverse effects on landscape and townscape character although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that this site has moderate overall landscape sensitivity and medium to high capacity to accommodate new development and therefore overall landscape effects are considered to be minor negative. The site is not in the green belt.	-
OS01	FORMER ROYAL MAIL PREMISES, VICTORIA RD	Central conservation area 91m south of the site. West End conservation area 348m west of the site. Chelmer and Blackwater Navigation conservation area 452m south east of the site. There are 51 Grade II and 2 Grade II* listed buildings within 500m of the site, the closest of which is 122m west of the site. There are no other designated heritage assets within 500m of the site. Notwithstanding that the scale of development is currently unknown, development of this site would result in infill development on a brownfield site in Chelmsford centre. The surrounding built environment would provide screening from nearest heritage assets and therefore effects on heritage are considered to be neutral.	0	Development of this site would see redevelopment and infill on a brownfield site in Chelmsford centre. There is potential for a well designed site to relate well to the surrounding built environment and therefore have positive effects on the landscape and townscape character.	+
PF01	NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)	There is one Grade II listed building located 300m south east of the site. There are 2 conservation areas (New London Road and St John's Hospital) located 79m northwest and 380m west respectively of the site. There are no other designated heritage assets within 500m of the site. Notwithstanding the potential scale of development on this site, it is considered that a well designed site, together with the intervening built environment providing screening would be unlikely to adversely impact on these heritage assets.	0	Development of this site would result in infill of a currently vacant site in Chelmsford centre. A well designed site could relate well to surrounding residential land uses to the north, south and west and make a positive contribution to local landscape character. However, the development would result in the loss of greenfield land which is currently used as a playing field. On balance, a neutral impact is predicted. The site is not in the green belt.	0
PF02	EASTWOOD HOUSE (CAR PARK) GLEBE ROAD	There is 1 Grade II, 35 Grade II and 1 Grade II* listed buildings located within 500m of the site. The closest listed building is 99m west of the site. There are three conservation areas (West End, Central and John Henry Keene Memorial Homes) located 0m west, 241m southeast and 306m north of the site respectively. There are no other designated heritage assets within 500m of the site. Given the number of heritage assets within 500m of the site there is potential for adverse impacts. Taking into account advice received from Historic England, a minor negative effect on heritage has been identified.	-	Development of this site would result in infill of a currently vacant site in Chelmsford centre. A well designed site could relate well to surrounding residential land uses to the north, south and west, the business to the east of the site and make a positive contribution to local landscape and townscape character. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+
PF03	RIVERMEAD INDUSTRIAL ESTATE BISHOP HALL LANE CHELMSFORD	John Henry Keene Memorial Homes conservation area 327m to the west of the site. There are 3 Grade II Listed Buildings within 500m of the site, the closest of which is within 15m. There are no other designated heritage assets within 500m of the site. Given the scale of development there is potential for adverse effects on nearest listed buildings. Taking into account advice received from Historic England, a minor negative effect on heritage has been identified.	-	Development of this site would result in infill development on a site next to Anglia Ruskin University. A well designed site could relate well to the university grounds and buildings and therefore there is potential for positive effects on landscape and townscape character. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+
PF04	ASHBY HOUSE CAR PARKS, NEW STREET	There are 12 Grade II Listed Buildings within 500m of the site. Chelmsford central conservation area 347m south of the site. There are no other designated heritage assets within 500m of the site. With a well designed site, together with the surrounding built form providing screening, it is considered unlikely that there would be any adverse effects on these heritage assets.	0	Development of this site would result in infill on a site in Chelmsford centre currently used as a car park. A well designed could relate well to the surrounding built form and offers the potential to enhance landscape and townscape character. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+
PF05	FORMER CHELMSFORD ELECTRICAL AND CAR WASH NEW STREET	Chelmsford West End conservation area 443m to the south west of the site. 1 Grade I, 27 Grade II and 1 Grade II* listed building within 500m of the site. There are no other designated heritage assets within 500m of the site. Given the relatively small scale of development, together with a well designed site and surrounding built form providing screening, it is considered unlikely that there would be any significant adverse effects on these heritage assets. However, taking into account advice received from Historic England, a minor negative effect on heritage has been identified.	-	Development would see the redevelopment of a brownfield site in central Chelmsford. A well designed site could connect to the surrounding built form and could offer the potential to have positive effects on landscape and townscape character. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+
PF06	BT TELEPHONE EXCHANGE COTTAGE PLACE	Chelmsford Central Conservation area adjacent to the west and south of the site. West end conservation area 81m west of the site. Baddow Road and River Can conservation area 384m south and New London Road Conservation Area 461m south. There is 1 Grade I Listed Building, 56 Grade II and 2 Grade II* Listed Buildings within 500m of the site. Notwithstanding the relatively small scale of development, the close proximity of a number of heritage assets (closest being an adjacent conservation area) means that there could be adverse effects on these assets and their settings.	-	Development of this site would result in infill on a site in Chelmsford centre currently used as a car park. A well designed site could relate well to the surrounding built form and offers the potential to enhance landscape and townscape character. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+
PF07	CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK 55 SPRINGFIELD ROAD	Chelmer and Blackwater Navigation conservation area 89m south east of the site. Central conservation area 136m west of the site. Baddow Road and River Can conservation area 315 south west. Moulsham Street conservation area 489m south west of the site. Moulsham Bridge SAM 395m south west of the site. There are 2 Grade I, 64 Grade II and 1 Grade II* listed buildings within 500m of the site, the closest of which is directly adjacent to the east of the site. There are no other heritage assets within 500m of the site. Notwithstanding the relatively small scale of development, the close proximity of a number of heritage assets (closest being an adjacent listed building) means that there could be adverse effects on these assets and their settings.	-	Development of this site would result in infill on a site in Chelmsford centre currently used as a car park. A well designed site could relate well to the surrounding built form and offers the potential to enhance landscape and townscape character. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+
PF08	NAVIGATION ROAD SITES	Chelmer and Blackwater Navigation conservation area 9m south west of the site. Central conservation area 277m south west of the site. Baddow Road and River Can conservation area 307m southwest of the site. Moulsham Bridge SAM 410m south west of the site. There are 44 Grade II and 2 Grade II* listed buildings within 500m of the site, closest of which is 31m from the site. Taking into account advice received from Historic England, a minor negative effect on heritage has been identified.	-	Development of this site would result in infill on a site in Chelmsford centre currently used as a car park. A well designed could relate well to the surrounding built form and offers the potential to enhance landscape and townscape character. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
PF09	TRAVIS PERKINS NAVIGATION ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	75	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF10/16	BADDOW ROAD CAR PARK, BADDOW ROAD	Chelmer Valley Riverside LoWS CCAA within 100m of the site. Chelmsford Watermeadows LoWS CCAA within site boundary.	-	Unknown	?	Unknown	?	-/?	190	++	Some employment assumed to be provided as part of supporting commercial/non-residential uses on ground floors. Extent unknown.	+/?	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF11	CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	10	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF14	BRITISH LEGION NEW LONDON ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	15	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF15	LOCKSIDE, NAVIGATION ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	130	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF17	WATERHOUSE LANE DEPOT AND NURSERY	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	20	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF18/19	ESSEX POLICE HQ AND SPORTS GROUND NEW COURT ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	250	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF20	FORMER ST PETERS COLLEGE FOX CRESCENT	College Wood ancient woodland and LNR within 500m of the site.	-	Unknown	?	Unknown	?	-/?	180	++	Some employment as part of specialist education, extent unknown.	+/?	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities. However, specialist education to be provided, extent currently unknown.
PF21	CIVIC CENTRE LAND, FAIRFIELD ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	100	++	Some employment assumed to be provided as part of supporting commercial/non-residential uses on ground floors. Extent unknown.	+/?	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF22	CHURCH HALL SITE WOODHALL ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	19	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices -Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4.To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
PF09	TRAVIS PERKINS NAVIGATION ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 527m away. Closest Supermarket is SPAR Rontec West Chelmsford 92m away. Closest Primary School is Trinity Road Primary School 306m away. Closest Secondary School is Moulsham High School 999m away. Closest Public Transport is Brockley Road Bus Stop 20m away. Closest GP is Beauchamp House 365m away.	++	Unknown	?	++	Closest GP is Beauchamp House 365m away. Closest Open Space is Small ANGs by the River Chelmer 35m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF10/16	BADDOW ROAD CAR PARK, BADDOW ROAD	-	+/-/?	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 433m away. Closest Supermarket is Moulsham Street 326m away. Closest Primary School is Our Lady Immaculate Catholic Primary School 647m away. Closest Secondary School is Moulsham High School 692m away. Closest Public Transport is Army & Navy Bus Stop 78m away. Closest GP is Beauchamp House 53m away.	++	Unknown	?	++	Closest GP is Beauchamp House 53m away. Closest Open Space is Moulsham Mill 111m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF11	CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 758m away. Closest Supermarket is Chelmsford Interchange Express 129m away. Closest Primary School is Maltese Road Primary School 170m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 170m away. Closest Public Transport is The Ship Bus Stop 23m away.	++	Unknown	?	++	Closest GP is Rivermead Gate Medical Centre 618m away. Closest Open Space is King Edward VI Grammar School 257m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF14	BRITISH LEGION NEW LONDON ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Moulsham 464m away. Closest Supermarket is Chelmsford Moulsham Street Express 515m away. Closest Primary School is St Philip's Priory School 3m away. Closest Secondary School is Moulsham High School 780m away. Closest Public Transport is South Lodge Hotel Bus Stop 141m away. Closest GP is Whitley House Surgery 534m away.	++	Unknown	?	++	Closest GP is Whitley House Surgery 534m away. Closest Open Space is Christ Church Cemetery 13m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF15	LOCKSIDE, NAVIGATION ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 605m away. Closest Supermarket is SPAR Rontec West Chelmsford 94m away. Closest Primary School is Trinity Road Primary School 305m away. Closest Secondary School is Moulsham High School 937m away. Closest Public Transport is Brockley Road Bus Stop 1m away. Closest GP is Beauchamp House 387m away.	++	Unknown	?	++	Closest GP is Beauchamp House 387m away. Closest Open Space is Hill Road Allotments 6m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF17	WATERHOUSE LANE DEPOT AND NURSERY	-	+/-	Closest City Centre is Chelmsford City Centre 183m away. Closest Post Office is Forest Drive 256m away. Closest Supermarket is Chelmsford Marsham Arms Express 17m away. Closest Primary School is Westlands Community Primary School 81m away. Closest Secondary School is Hylands School 632m away. Closest Public Transport is CBC Parks Depot Bus Stop 12m away. Closest GP is Whitley House Surgery 586m away.	++	Unknown	?	++	Closest GP is Whitley House Surgery 586m away. Closest Open Space is Waterhouse Lane Allotments 0m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF18/19	ESSEX POLICE HQ AND SPORTS GROUND NEW COURT ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 462m away. Closest Post Office is Sandford Road 178m away. Closest Supermarket is SPAR Rontec West Chelmsford 613m away. Closest Primary School is Trinity Road Primary School 256m away. Closest Secondary School is Boswells School 1126m away. Closest Public Transport is Brookhurst Close Bus Stop 116m away. Closest GP is Springfield Green Clinic 492m away.	++	Unknown	?	++	Closest GP is Springfield Green Clinic 492m away. Closest Open Space is Essex Police Sports Field 0m away.	++	Unknown. However, sports pitches would be lost and development increase the pressure on existing open space and health facilities.	++
PF20	FORMER ST PETERS COLLEGE FOX CRESCENT	-/?	+/-/?	Closest City Centre is Chelmsford City Centre 874m away. Closest Post Office is Melbourne Avenue 214m away. Closest Supermarket is Chelmsford Star Co-operative Melbourne Ave 214m away. Closest Primary School is Melbourne Park Primary School 358m away. Closest secondary school is St John Payne RC School 492m away. Closest Public Transport is Taylor Avenue Bus Stop 41m away. Closest GP is Melbourne House Surgery 226m away.	++	Unknown	?	++	Closest GP is Melbourne House Surgery 226m away. Closest Open Space is St Peter's College 0m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF21	CIVIC CENTRE LAND, FAIRFIELD ROAD	-	+/-/?	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 584m away. Closest Supermarket is Chelmsford Interchange Express 23m away. Closest Primary School is Maltese Road Primary School 247m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 247m away. Closest Public Transport is Coval Lane Bus Stop 0m away. Closest GP is Gemini Centre 575m away.	++	Unknown	?	++	Closest GP is Gemini Centre 575m away. Closest Open Space is Bell Meadow and Central Park 25m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF22	CHURCH HALL SITE WOODHALL ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 1194m away. Closest Post Office is The Parade 525m away. Closest Supermarket is Chelmsford Broomfield Road Express 493m away. Closest Primary School is St Pius X Catholic Primary School 500m away. Closest Secondary School is St. John Payne RC School 500m away. Closest Public Transport is Berwick Avenue Bus Stop 85m away. Closest GP is Tennyson House Surgery 942m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Tennyson House Surgery 942m away. Closest Open Space is Woodhall Road AGS 0m away.	+	0.22 ha of Woodhall Road AGS and 0.03 ha of Woodhall Road Play Area would be lost from development of this site.	++

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
PF09	TRAVIS PERKINS NAVIGATION ROAD	There are several car workshops surrounding the site and other industrial premises nearby. This has the potential to cause disturbance from noise which could adversely impact on human health.	-	0	Within Chelmsford. Closest Bus Stop is Brockley Road 20m away. Closest Rail Station is Chelmsford Rail Station 1010m away. Closest Park and Ride is Sandon Park and Ride 3059m away.	++	The site has access to the A1099 via Navigation road. Notwithstanding the scale of development and proximity to major road network, given the location of the site there is potential to exacerbate existing congestion issues in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF10/16	BADDOW ROAD CAR PARK, BADDOW ROAD	Chelmer River is to the north of the site. HM Revenue and Customs office is to the south of the site. There is a warehouse and open space to the south of the site. It is not considered that any potential disturbance from noise from these surrounding uses would be sufficient to adversely impact on human health.	0	+	Within Chelmsford. Closest Bus Stop is Army & Navy 78m away. Closest Rail Station is Chelmsford Rail Station 951m away. Closest Park and Ride is Sandon Park and Ride 3072m away.	++	The site is connected to the major road network (A1099 and A1060) via a minor road. Notwithstanding the proximity to the major road network the scale of development could exacerbate existing congestion issues in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF11	CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD	There is a mix of businesses surrounding the site including an Indian restaurant, an estate agents, and hairdressers. These existing businesses have the potential to cause disturbance from noise which could adversely impact on human health.	-	0	Within Chelmsford. Closest Bus Stop is The Ship 23m away. Closest Rail Station is Chelmsford Rail Station 243m away. Closest Park and Ride is Sandon Park and Ride 4392m away.	++	There are two access points to the site - Rainsford Road and Broomfield Road which then connect into the major road network. Given the very small scale of development it is not considered that this would exacerbate existing congestion issues in Chelmsford centre.	0	Unknown	?	++	Previously developed (brownfield) land.	++
PF14	BRITISH LEGION NEW LONDON ROAD	There is a school adjacent to the site. This has the potential to cause disturbance from noise and adversely impact on human health.	-	0	Within Chelmsford. Closest Bus Stop is South Lodge Hotel 141m away. Closest Rail Station is Chelmsford Rail Station 1056m away. Closest Park and Ride is Sandon Park and Ride 4191m away.	++	The site is adjacent to the B1007 so is not directly connected to the major road network. Notwithstanding this and existing congestion problems in Chelmsford it is considered unlikely that the scale of development would have any adverse impacts on the highway network.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF15	LOCKSIDE, NAVIGATION ROAD	Travis Perkins is adjacent to then west of the site. The river runs to the south of the site. There are residential areas to the north and east of the site. Notwithstanding that the adjacent site where Travis Perkins is located is also a potential housing site, this existing business has the potential to cause disturbance from noise and adversely impact on human health.	-	0	Within Chelmsford. Closest Bus Stop is Brockley Road 1m away. Closest Rail Station is Chelmsford Rail Station 1094m away. Closest Park and Ride is Sandon Park and Ride 2920m away.	++	The site has access to the A1099 via Navigation road. The scale of development proposed could exacerbate existing congestion problems in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF17	WATERHOUSE LANE DEPOT AND NURSERY	There are allotments and residential areas surrounding the site. No unsuitable uses in the vicinity of the site.	0	+	Within Chelmsford. Closest Bus Stop is CBC Parks Depot 12m away. Closest Rail Station is Chelmsford Rail Station 1023m away. Closest Park and Ride is Sandon Park and Ride 4866m away.	++	Site has existing access onto A1016. Notwithstanding existing congestion issues in Chelmsford, given the scale of development proposed there are unlikely to be any adverse impacts on the highway network.	0	Unknown	?	++	Previously developed (brownfield) land.	++
PF18/19	ESSEX POLICE HQ AND SPORTS GROUND NEW COURT ROAD	There are residential areas surrounding the site. No unsuitable uses in the vicinity of the site.	0	0	Within Chelmsford. Closest Bus Stop is Brookhurst Close 116m away. Closest Rail Station is Chelmsford Rail Station 1393m away. Closest Park and Ride is Sandon Park and Ride 2611m away.	++	There are several access points to the site from minor roads and then link into the wider main highway network. Given the significant scale of development it is likely that access to the site would need to be upgraded and there is potential for significant adverse impacts on the highway network through an increase in congestion problems.	---	Unknown	?	++/-	Comprises urban greenfield land and some previously developed (brownfield) land.	+/-
PF20	FORMER ST PETERS COLLEGE FOX CRESCENT	Site mainly surrounded by residential and allotments. Adjacent was a former college which is now closed and therefore there are no unsuitable uses in the vicinity of the site.	0	0	Within Chelmsford. Closest Bus Stop is Taylor Avenue 41m away. Closest Rail Station is Chelmsford Rail Station 1342m away. Closest Park and Ride is Chelmer Valley Park and Ride 4276m away.	++	A new access into the site would need to be created. The site is some distance from the major highway network. Given scale of development there could be adverse impacts from congestion due to additional traffic generation.	-	Unknown	?	++/-	Comprises urban greenfield land and some previously developed (brownfield) land.	+/-
PF21	CIVIC CENTRE LAND, FAIRFIELD ROAD	There is a railway line to the south east of the site and main roads surrounding the site all of which has the potential to cause significant disturbance from noise which could adversely impact on human health.	---	-	Within Chelmsford. Closest Bus Stop is Coval Lane 0m away. Closest Rail Station is Chelmsford Rail Station 162m away. Closest Park and Ride is Sandon Park and Ride 4260m away.	++	Site is adjacent to major road network so there is good access to the site. However, given the scale of development proposed there is potential for adverse impacts on the highway network and to exacerbate existing congestion problems in Chelmsford centre.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
PF22	CHURCH HALL SITE WOODHALL ROAD	The site is surrounded on three sides by residential and there is a road to the south of the site. No unsuitable uses in the vicinity of the site.	0	-	Within Chelmsford. Closest Bus Stop is Berwick Avenue 85m away. Closest Rail Station is Chelmsford Rail Station 2174m away. Closest Park and Ride is Chelmer Valley Park and Ride 2766m away.	++	Site located adjacent to Woodhall Road and is in an existing residential area. Given the scale of development it is not considered that there would be any adverse impacts on the highway network.	0	Unknown	?	++	Comprises urban greenfield land.	-

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
PF09	TRAVIS PERKINS NAVIGATION ROAD	Development would result in existing land / soil contamination being remediated.	++	++	Within 10m of waterbody.	---	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	---	The site comprises an area designated as FZ2 and FZ3.	---	Site is 340m northeast of the Chelmsford Army and Navy AQMA	-	N /A	N/A	Outside a Minerals Safeguarding Area.	0
PF10/16	BADDOW ROAD CAR PARK, BADDOW ROAD	Development would result in existing land / soil contamination being remediated.	++	++	Within 10-50m of a River Chelmer.	-	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	-	The site comprises an area designated as FZ2 and FZ3.	---	Site is 21m northeast of the Chelmsford Army and Navy AQMA	-	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF11	CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF14	BRITISH LEGION NEW LONDON ROAD	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF15	LOCKSIDE, NAVIGATION ROAD	Development would result in existing land / soil contamination being remediated.	++	++	Within 10m of waterbody.	-	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	-	The site comprises an area designated as FZ2 and FZ3.	---	Site is 326m north of the Chelmsford Army and Navy AQMA	-	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF17	WATERHOUSE LANE DEPOT AND NURSERY	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF18/19	ESSEX POLICE HQ AND SPORTS GROUND NEW COURT ROAD	Development would result in existing land / soil contamination being remediated.	++	++/-	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF20	FORMER ST PETERS COLLEGE FOX CRESCENT	Development would result in existing land / soil contamination being remediated.	++	++/-	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF21	CIVIC CENTRE LAND, FAIRFIELD ROAD	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF22	CHURCH HALL SITE WOODHALL ROAD	Development would not affect the contamination of land/soils.	0	-	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
PF09	TRAVIS PERKINS NAVIGATION ROAD	Chelmer and Blackwater Navigation conservation area 0m west of the site. Central conservation area 363m west of the site. Baddow Road and River Can conservation area 321 west. Moulsham Street conservation area 478m south west of the site. Moulsham Bridge SAM 438m west of the site. There are 30 Grade II and one Grade II* listed buildings within 500m of the site, closest of which is 239m from the site. Notwithstanding the relatively small scale of development, there could be adverse impacts on Chelmer and Blackwater navigation conservation area and it's setting given that it adjoins the western boundary of the site. With a well designed site, together with surrounding built form providing screening, it is considered unlikely that there would be adverse effects on the other heritage assets within 500m of the site.	-	Development of this site would result in infill on a site in Chelmsford centre currently used for car servicing / repairs. A well designed site could relate well to the surrounding built form and offers the potential to enhance landscape and townscape character. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+
PF10/16	BADDOW ROAD CAR PARK, BADDOW ROAD	Chelmer and Blackwater Navigation conservation area 0m west of the site. Central conservation area 266m north west of the site. Baddow Road and River Can conservation area 111m north west. Moulsham Street conservation area 169m west of the site. New Lond Road conservation area 348m west of the site. Moulsham Bridge SAM 258 north west of the site. There are 42 Grade II and 1 Grade II* Listed Buildings within 500m of the site, closest of which is 52m south west of the site. There are no other designated heritage assets within 500m of the site. The scale of development could have adverse effects on Chelmer and Blackwater Navigation conservation area which is immediately adjacent to the west of the site.	-	Development of this site would result in infill on a site in Chelmsford centre currently used as a car park. Notwithstanding open views to the north of the site across the River Chelmer, development of this site offers the potential to enhance landscape and townscape character in Chelmsford centre. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+
PF11	CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD	West End conservation area 0m West of the site. Central conservation area 349m South East of the site. John Henry Keene Memorial Homes 467m North of the site. There 13 Grade II Listed Buildings within 500m of the site, the closest of which is 18m East of the site. Given the small scale of development and the surrounding built form the majority of these heritage assets are unlikely to be affected. However, site within West End conservation area and so the development could have adverse effects on this conservation area.	-	Development of this site would result in infill on a site in Chelmsford centre currently used as a car park. A well designed could relate well to the surrounding built form and offers the potential to enhance landscape and townscape character. The development would also result in the remediation of brownfield land. It is therefore considered that a minor positive impact is predicted. The site is not in the green belt.	+
PF14	BRITISH LEGION NEW LONDON ROAD	Site within New London Road conservation area. Moulsham Street conservation area 350m south east of the site. There are 26 Grade II Listed within 500m of the site, closest of which is 44m north of the site. There are no other heritage assets within 500m of the site. Notwithstanding the small scale of development, given that the site is within a conservation area there is potential for adverse effects on this heritage asset. Given the distance to other heritage assets and intervening built form it is not considered that there would be any adverse effects on these other assets.	-	Development of this site would result in infill on a site in Chelmsford centre which currently is used by the British Legion.. A well designed site could relate well to the surrounding built form and offers the potential to enhance landscape and townscape character in Chelmsford. The site is not in the green belt.	+
PF15	LOCKSIDE, NAVIGATION ROAD	Chelmer and Blackwater Navigation conservation area directly adjacent to the site. Baddow Road and River Can conservation area is 364m west of the site. Central conservation area is 440m west of the site. Moulsham Bridge SAM 499m west of the site. There are 22 Grade II listed buildings within 500m of the site, the closest of which is 124m north west. There are no other heritage assets within 500m of the site. Given that the site is adjacent to a conservation area and with the scale of development proposed, there is potential for adverse effects on this conservation area.	-	Development of this site would result in redevelopment of a brownfield site in the centre of Chelmsford. A well designed site could relate well to the existing built environment to the north of the site and Lockside Marina to the south east of the site and therefore help to enhance landscape and townscape in Chelmsford. The site is not in the green belt.	+
PF17	WATERHOUSE LANE DEPOT AND NURSERY	There is one Grade II listed building within 500m of the site, which is a barn 55m of the site. There are no other heritage assets within 500m of the site. Taking into account advice received from Historic England, a minor negative effect on heritage has been identified.	-	Development of this site would result in redevelopment of a brownfield site in the centre of Chelmsford. A well designed site could relate well to the existing residential areas to the north and east of the site and tie in well with the allotments to the south of the site, all of which would help to enhance landscape and townscape character in Chelmsford. The site is not in the green belt.	+
PF18/19	ESSEX POLICE HQ AND SPORTS GROUND NEW COURT ROAD	Springfield Green conservation area is 419m north west of the site. There are 6 Grade II listed buildings within 500m of the site, closest of which is 158m east of the site. Taking into account advice received from Historic England, a minor negative effect on heritage has been identified.	-	Development of this site would see a large housing development on a site on the edge of Chelmsford centre. The site is surrounded by residential areas. Given the scale of development a well designed site has potential to tie in with the surrounding residential areas and therefore have a positive effect on the landscape and townscape character of Chelmsford centre. The development would also result in the remediation of some brownfield land but would also result in the loss of greenfield land. On balance overall effects are considered to be a mixture of positive and negative reflecting mix of brownfield and greenfield land. The site is not in the green belt.	+/-
PF20	FORMER ST PETERS COLLEGE FOX CRESCENT	There are 3 Grade II listed buildings within 500m of the site, the closest of which is 367m away. There are no other designated heritage assets within 500m of the site. Given the absence of any heritage assets in immediate proximity of the site and that the intervening built form would provide screening from nearest listed buildings, heritage effects are considered to be neutral.	0	Development of this site would result in infill development on a vacant site next to St Peters College and surrounded by residential areas. There is potential for a well designed site to tie in to the surrounding residential areas and therefore relate well to the existing townscape, which would have positive townscape effects. The development would also result in the remediation of brownfield land but would also result in the loss of greenfield land and could have adverse visual impacts on nearby residential receptors and users of the adjacent allotments. On balance, a neutral impact is predicted. The site is not in the green belt.	0
PF21	CIVIC CENTRE LAND, FAIRFIELD ROAD	West End conservation area adjacent to the site. Central conservation area 215m east of the site. Baddow Road conservation area 490m south east of the site. There are 36 listed buildings within 500m of the site, the closest of which is adjacent to the site. There are no other heritage assets within 500m of the site. Given that there is a conservation area and listed building immediately adjacent to the site, there is potential for adverse effects given the scale of development.	-	Development of this site would see redevelopment of a brownfield site adjacent to the railway line in Chelmsford centre. Given the scale of development, a well designed site has potential to tie in well with the surrounding built environment and therefore have a positive impact on the landscape and townscape of Chelmsford centre. The site is not in the greenbelt.	+
PF22	CHURCH HALL SITE WOODHALL ROAD	There are no conservation areas within 500m of the site. There are 3 Grade II listed buildings within 500m of the site, the closest of which is 371m north west of the site. There are no other heritage features within 500m of the site. Given the absence of any heritage features within immediate close proximity of the site and that this would be a small infill development in an existing residential area, it is not considered that there would be any adverse impacts on heritage. Effects on heritage are therefore considered to be neutral.	0	Development of this site would result in infill of a small greenfield site in an existing residential area. Notwithstanding the loss of greenfield land / open space in this area, a well designed site could relate to the surrounding built environment. On balance, a neutral impact is predicted. The site is not in the green belt.	0

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
PF23	GARAGE SITE ST NAZAIRE ROAD	College Wood ancient woodland and LoWS CCAA within 500m of the site.	-	Unknown	?	Unknown	?	-/?	12	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF24	GARAGE SITE AND LAND MEDWAY CLOSE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	10	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF26	WEST CHELMSFORD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	800	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF27	EAST CHELMSFORD - MANOR FARM	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	250	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF30	NORTH OF BROOMFIELD	Puddings Wood LWS within 100m of the site. Sparrowhawk Wood LWS in close proximity to north of the site.	-	Unknown	?	Unknown	?	-/?	450	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF31	NORTH EAST CHELMSFORD	The CH 83 Local Wildlife Site is within the central and south western area of the site	—	Unknown	?	Unknown	?	--/?	3,000	++	4ha	++	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF33/34	MOULSHAM HALL AND NORTH GREAT LEIGHS	Sandylay and Moat Woods ancient woodland and Fair Wood ancient woodland are within 500m of the site. EWT nature reserve and wildlife site are adjacent to the western site boundary. LoWS CCAA Phyllis Currie/Dumney Lane Wood are within the site boundary. Natural England has advised that there may be impacts on the interest features of the River Ter SSSI ~1.7km to the south.	—	Unknown	?	Unknown	?	--/?	750	++	None to be provided.	0	Within 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF33/34	GREAT LEIGH - LAND EAST OF LONDON ROAD	Adjacent to Bushy Breams Ancient Woodland / Local Wildlife Site. Fairwood Ancient Woodland and Sandylay and Moats Woods Ancient Woodland are both also within 500m of the site. Natural England has advised that there may be impacts on the interest features of the River Ter SSSI ~1.7km to the south.	—	Unknown	?	Unknown	?	--/?	250	++	None to be provided.	0	Within 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets - Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4.To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
PF23	GARAGE SITE ST NAZAIRE ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 1325m away. Closest Post Office is Melbourne Avenue 281m away. Closest Supermarket is Chelmsford Star Co-operative Melbourne Ave 281m away. Closest Primary School is Melbourne Park Primary School 0m away. Closest Secondary School is St. John Payne RC School 254m away. Closest Public Transport is Peggotty Close Bus Stop 62m away. Closest GP is Melbourne House Surgery 286m away.	++	Unknown	?	++	Closest GP is Melbourne House Surgery 286m away. Closest Open Space is Melbourne Park Primary School 37m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF24	GARAGE SITE AND LAND MEDWAY CLOSE	-	+/-	Closest City Centre is Chelmsford City Centre 1303m away. Closest Post Office is Melbourne Avenue 978m away. Closest Supermarket is Marks And Spencer BP Garage 464m away. Closest Primary School is Lawford Mead Junior School 328m away. Closest secondary school is Columbus school and college, 1.6km away. Closest Public Transport is Avon Road Bus Stop 77m away. Closest GP is Melbourne House Surgery 952m away.	+	Unknown	?	+	Closest GP is Melbourne House Surgery 952m away. Closest Open Space is Avon Road Allotments 0m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF26	WEST CHELMSFORD	-	+/-	Closest City Centre is Chelmsford City Centre 1347m away. Closest Post Office is Melbourne Avenue 1114m away. Closest Supermarket is Marks And Spencer BP Garage 6m away. Closest Primary School is Lawford Mead Junior School 237m away. Closest secondary school is the Columbus school and college, 1.7km away. Closest Public Transport is Lordship Road Bus Stop 5m away. Closest GP is Dickens Place 1032m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 1032m away. Closest Open Space is Avon Road Park 0m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF27	EAST CHELMSFORD - MANOR FARM	-	+/-	Closest City Centre is Chelmsford City Centre 1278m away. Closest Post Office is Galleywood 477m away. Closest Supermarket is Great Baddow 480m away. Closest Primary School is The Sandon School 342m away. Closest Secondary School is Great Baddow High School 1507m away. Closest Public Transport is Manor Farm Shop Bus Stop 2m away. Closest GP is Baddow Village Surgery 232m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Baddow Village Surgery 232m away. Closest Open Space is Essex Yeomanry AGS 4m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF30	NORTH OF BROOMFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 3463m away. Closest Post Office is Great Waltham 1657m away. Closest Supermarket is Broomfield Hospital 298m away. Closest Primary School is Little Waltham CE Primary School 970m away. Closest Secondary School is Chelmer Valley High School 463m away. Closest Public Transport is Woodhouse Lane Bus Stop 75m away. Closest GP is Little Waltham & GT Notley Surgery 687m away.	+	Unknown	?	+	Closest GP is Little Waltham & GT Notley Surgery 687m away. Closest Open Space is Pudding Wood 0m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF31	NORTH EAST CHELMSFORD	-	++/-	Closest City Centre is Chelmsford City Centre 3049m away. Closest Post Office is Abercorn News and Post Office 2015m away. Closest Supermarket is Shell Garage Eagle Way Little Waltham 187m away. Closest Primary School is Little Waltham CE Primary School 792m away. Closest Secondary School is Chelmer Valley High School 1156m away. Closest Public Transport is Chelmer Valley Park-and-Ride Bus Stop 0m away. Closest GP is Little Waltham & GT Notley Surgery located 717m away.	+	Unknown	?	+	Closest GP is Little Waltham & GT Notley Surgery 717m away. Closest Open Space is Channels Golf Club 0m away.	++	Develops 49.86 of Channels Golf Club	-
PF33/34	MOULSHAM HALL AND NORTH GREAT LEIGHS	-	+/-	Closest City Centre is Chelmsford City Centre 9733m away. Closest Post Office is Great Leighs 299m away. Closest Supermarket is Great Leighs Village Store 299m away. Closest Primary School is Great Leighs Primary School 520m away. Closest Secondary School is Chelmer Valley High School 6932m away. Closest Public Transport is Moulsham Hall Bus Stop 94m away.	+	Unknown	?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located over 4km away. Closest open space is the Phyllis Currie Nature Reserve.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF33/34	GREAT LEIGH - LAND EAST OF LONDON ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 10,487m away. Closest Post Office is Great Leighs 952m away. Closest Supermarket is Great Leighs Village Store 952m away. Closest Primary School is Great Leighs Primary School 1,036m away. Closest Secondary School is Chelmer Valley High School 7,784m away. Closest Public Transport is Moulsham Hall Bus Stop 121m away.	+	Unknown	?	+	Great Notley GP surgery is 2.1km to the north of the site. Closest Open Space is Bushywood Farm adjacent to the site.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
PF23	GARAGE SITE ST NAZAIRE ROAD	The site is surrounded on three sides by residential and there is a road to the east of the site. No unsuitable uses in the vicinity of the site.	0	+	Within Chelmsford. Closest Bus Stop is Peggotty Close 62m away. Closest Rail Station is Chelmsford Rail Station 1913m away. Closest Park and Ride is Chelmer Valley Park and Ride 3730m away.	++	Site can be accessed from St Nazaire Road and is in an existing residential area. The existing access to the site may need to be upgraded. Given the scale of development it is not considered that there would be any adverse highway impacts.	0	Unknown	?	++	Previously developed (brownfield) land.	++
PF24	GARAGE SITE AND LAND MEDWAY CLOSE	There are residential areas to the north and east of the site. There are agricultural fields to the west of the site. To the south of the site and over the side of A1060 is the Old Chelmsfordians association which includes tennis courts and a football pitch which could cause disturbance from noise and therefore adversely impact on human health. However, it is noted that there is some existing vegetation cover which may provide screening.	-	-	Within Chelmsford. Closest Bus Stop is Avon Road 77m away. Closest Rail Station is Chelmsford Rail Station 1829m away. Closest Park and Ride is Chelmer Valley Park and Ride 5044m away.	++	Site does not currently have an access point, however A1060 runs to the south of the site so there is access to the major highway network. The need for a new access off the highway together with the scale of development has the potential to cause adverse highway impacts.	-	Unknown	?	++/-	Comprises predominantly a mixture of Grade 2 & 3 agricultural land, but does have a small amount of previously developed (brownfield) land.	-/+
PF26	WEST CHELMSFORD	There are residential areas to the east of the site. There are agricultural fields to the north, west and south of the site. To the south east of the site and over the side of A1060 is the Old Chelmsfordians association which includes tennis courts and a football pitch which could cause disturbance from noise and therefore adversely impact on human health. However, it is noted that there is some existing vegetation cover which may provide screening and given the size of the site impacts would likely be confined to any residents closest to this recreation area.	-	-	Within Chelmsford. Closest Bus Stop is Lordship Road 5m away. Closest Rail Station is Chelmsford Rail Station 1917m away. Closest Park and Ride is Chelmer Valley Park and Ride 4968m away.	++	This large site would be accessed from the A1066. so there is good access to the major highway network. However, and notwithstanding the edge of urban settlement location the significant scale of development proposed for this site has the potential for significant adverse highway impacts and to significantly exacerbate existing congestion problems in Chelmsford.	-/?	Unknown	?	++/-/?	Comprises Grade 2 & 3 agricultural land.	-
PF27	EAST CHELMSFORD - MANOR FARM	There are residential areas to the south of the site, with agricultural fields to the north and east of the site. To the east of the site is the A1114 which is a dual carriageway and then the junction, Maldon Road, which runs to the south of the site. There is potential for noise disturbance from these roads which could have an adverse impact on human health.	-	-	Within Chelmsford. Closest Bus Stop is Manor Farm Shop 2m away. Closest Rail Station is Chelmsford Rail Station 2941m away. Closest Park and Ride is Sandon Park and Ride. 385m away.	++	This large site is in close proximity to the A1114 and Manor Road and there is also the A12 in close proximity to the east of the site so there is good access to the major road network. The scale of development is significant, however given the location of the site and good proximity this would help to mitigate any adverse highway impacts to an extent. Further assessment would be needed at any planning application stage to determine the extent of any residual adverse highway impacts.	?	Unknown	?	++/?	Comprises Grade 2 agricultural land.	-
PF30	NORTH OF BROOMFIELD	There are residential areas to the south of the site, with agricultural fields to the north, west and east of the site. No unsuitable uses in the vicinity of the site.	0	0	Within Broomfield. Closest Bus Stop is Woodhouse Lane 75m away. Closest Rail Station is Chelmsford Rail Station 4484m away. Closest Park and Ride is Chelmer Valley Park and Ride 1025m away.	++	There is currently no access to this site and so a new access point would need to be created. Given the scale of development, there could be adverse highway impacts and see a significant amount of traffic routed through Broomfield village which could cause congestion.	?	Unknown	?	++/?	Comprises Grade 2 & 3 agricultural land and some previously developed (brownfield) land.	-/+
PF31	NORTH EAST CHELMSFORD	There is a light industrial area and an old quarry bordering the site to the east. There is the potential for these to adversely affect the health of prospective residents due to, for example, noise and vibration.	-	-	Within Chelmsford. The closest bus stop is Chelmer Valley Park-and-Ride, which is adjacent to western boundary of the site. The closest Rail Station is Chelmsford Rail Station 4,100m away.	++	Accessed by Essex Regiment Way, Cranham Road and Domsey Lane. Domsey Lane is a narrow road which would struggle with the increase in traffic produced by this development. Due to the size of the scheme there could be significant impacts on the local highway network.	-	Unknown	?	++/-	Comprises Grade 2 & 3 agricultural land and some previously developed (brownfield) land.	-/+
PF33/34	MOULSHAM HALL AND NORTH GREAT LEIGHS	Great Leigh's Racecourse is on the opposing side of Moulsham Hall Lane. There is the potential for it to adversely affect the health of prospective residents due to, for example, noise from the operation of the racecourse and its attendees.	-	-	Within Greight Leighs. Closest Bus Stop is Moulsham Hall 94.0m away. Closest Rail Station is Cressing Rail Station 4849.0m away. Closest Park and Ride is Chelmer Valley Park and Ride 5785.0m away.	++	Accessed by Moulsham Hall Laneand school lane, there would be significant impacts on the local highway network.	-	Unknown	?	++/-	Comprises Grade 2 & 3 agricultural land.	-
PF33/34	GREAT LEIGH - LAND EAST OF LONDON ROAD	Great Leigh's Racecourse is on the opposing side of the A131. There is the potential for it to adversely affect the health of prospective residents due to, for example, noise from the operation of the racecourse and its attendees.	-	-	Within Greight Leighs. Closest Bus Stop is Moulsham Hall 121m away. Closest Rail Station is Cressing Rail Station 4,259m away. Closest Park and Ride is Chelmer Valley Park and Ride 6,500m away.	++	Access would be via London Road, which at the south east of the site provides access straight onto the A131 roundabout. The scale of the site would be expected to lead to a significant number of traffic movements. How this may effect congestion at the roundabout is uncertain.	-/?	Unknown	?	++/-/?	Comprises Grade 2 & 3 agricultural land.	-

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
PF23	GARAGE SITE ST NAZAIRE ROAD	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF24	GARAGE SITE AND LAND MEDWAY CLOSE	Development would result in existing land / soil contamination being remediated.	++	--/++	Within 10-50m of a waterbody.	-	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	-	The site comprises an area designated as FZ2 and FZ3.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF26	WEST CHELMSFORD	Development would not affect the contamination of land/soils.	0	--	Within 10m of waterbody.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	Eastern boundary of the site in flood zone 3 (though it is recognised that it may be possible given size of the site to located development away from flood zone 3).	--	In excess of 500m from the AQMA.	0	N/A	N/A	A large part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	--
PF27	EAST CHELMSFORD - MANOR FARM	Development would not affect the contamination of land/soils.	0	--	Within 10m of waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ2	-	In excess of 500m from the AQMA.	0	N/A	N/A	A large part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	--
PF30	NORTH OF BROOMFIELD	Development would result in existing land / soil contamination being remediated.	++	--/++	Within 10m of waterbody.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	--
PF31	NORTH EAST CHELMSFORD	Development would result in existing land / soil contamination being remediated.	++	--/++	Surface water bodies are within the site boundary, including both ponds and a river draining to the south.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
PF33/34	MOULSHAM HALL AND NORTH GREAT LEIGHS	Development would result in existing land / soil contamination being remediated.	++	--/++	Within 10m of a waterbody.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
PF33/34	GREAT LEIGH - LAND EAST OF LONDON ROAD	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
PF23	GARAGE SITE ST NAZAIRE ROAD	There are no designated heritage assets within 500m of the site. As the site is a small infill development in an existing residential area and in absence of any heritage assets within 500m of the site heritage effects are considered to be neutral.	0	Development of this site would result in infill of a small greenfield site in an existing residential area. Notwithstanding the loss of greenfield land / open space in this area, a well designed site could relate to the surrounding built environment. The development would also result in the remediation of some brownfield land. The site is not in the green belt.	0
PF24	GARAGE SITE AND LAND MEDWAY CLOSE	There are 2 Grade II listed buildings within 500m of the site, the closest of which is 390m north of the site. There are no other designated heritage assets within 500m of the site. Notwithstanding the scale of development proposed, given the distance from nearest heritage assets, effects are considered to be neutral.	0	Development of this site would extend the existing residential area into the countryside to the west of the site. Whilst there is potential for a well designed site to tie in with the existing residential areas to the north and east of the site (which could have a positive townscape impact), the scale of development could have adverse impacts on the openness of the countryside to the west of the site and views of the countryside for existing residential areas. The development would also result in the remediation of brownfield land. Overall it is considered that the development of this site would have a minor negative impact on landscape. The site is not in the green belt, but it is located to the south west of the site.	-
PF26	WEST CHELMSFORD	There are 3 Grade II listed buildings located within 500m of the site, the closest of which is 412m from the site. There are no other designated heritage assets within 500m of the site. Notwithstanding the scale of development given the absence of designated heritage assets within 500m of the site (except for the one listed building as noted) effects on heritage are considered to be neutral.	0	Development of this site would result in a considerable extension of Chelmsford centre into the adjacent countryside given the size of the site and scale of development. Whilst there is potential for a well designed site to tie in with the existing residential areas to the east of the site (which could have a positive townscape impact), the scale of development could have adverse impacts on the openness of the countryside to the north, west and south of the site and views of the countryside for existing residential areas from the east. On this basis it is considered that there would be significant adverse effects on landscape character. The 2017 Landscape Sensitivity and Capacity Assessment confirms that West Chelmsford has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from medium to low-medium. The site is not in the green belt, but it is located to the south of the site and the openness of the green belt but could be indirectly affected by development of this site. Overall, taking into account the scale of development proposed, a significant negative effect on landscape is predicted.	---
PF27	EAST CHELMSFORD - MANOR FARM	Chelmer and Blackwater Navigation conservation area is adjacent to the north of the site. Great Baddow conservation area is 267m south west of the site. There are 10 Grade II listed buildings within 500m of the site, the closest of which is located 344m south west of the site. There are no other designated heritage assets within 500m of the site. Given the scale of development and proximity to a conservation area immediately to the north of the site, there is potential for adverse effects on this conservation area.	-	Development of this site would see a significant extension of Great Baddow village into the countryside to the north of the village. Notwithstanding that a well designed site could tie into the existing residential areas to the south of the site, development of this site would affect the openness of the countryside and views into the countryside from existing residents in Great Baddow, all of which would have adverse landscape character impacts. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Sandon (adjacent to Great Baddow) has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from medium to medium - high. The site is not in the green belt.	-
PF30	NORTH OF BROOMFIELD	Little Waltham conservation 343 north of the site. There are 11 Grade II sited buildings within 500m of the site, closest of which is 31m north of the site. There are no other designated heritage assets within 500m of the site. There is a cluster of listed buildings to the east of the site. Given the scale of development there is potential for adverse effects on that cluster of listed buildings.	-	Development of this site would see Broomfield village extended north into the countryside. Given the scale of development this would be a large extension to the existing village and could affect the openness of the countryside. It would extend the settlement towards Little Waltham. The site is not in the green belt but is adjacent to a green wedge. Notwithstanding that a well designed site could tie in well with the existing village of Broomfield, the scale of development in the countryside would have adverse effects on landscape character. It is therefore considered that a negative impact is predicted. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Broomfield has a moderate landscape sensitivity and that it has medium capacity to accommodate new development. the site is not in the green belt.	-
PF31	NORTH EAST CHELMSFORD	There are 18 grade II listed buildings located within 500m of the site. The Little Waltham conservation area lies 393m to the west. There are 3 listed buildings located on site and 7 are located within 100m of the site. Given the scale of development there is potential for significant adverse effects on the conservation area and listed buildings located on the site. The scale of development would be difficult to screen from surrounding heritage assets and so there is potential for significant adverse effects on these also.	---	Development of this site would result in a considerable extension of Little Waltham to the east. Due to the scale of the development and the loss of agricultural greenfield land, it would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Site is not in the Green Belt. Overall, due to the scale of the development and loss of agricultural land there is potential for significant adverse effects on landscape character, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. The 2017 Landscape Sensitivity and Capacity Assessment confirms that North East Chelmsford has a moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not in the green belt. Taking into account the scale of development proposed, a significant negative effect has been identified with respect to landscape.	---
PF33/34	MOULSHAM HALL AND NORTH GREAT LEIGHS	There are 19 Grade II listed buildings located within 500m of the site. Dumney Lane cottage is within 50m of the northern site boundary, whilst there is the potential for the effect on these buildings to be reduced as a result of the intervening built environment, some tree screening and any screening as part of the development, it is considered that there is potential for significant residual negative adverse effects	---	Due to the scale of the development and the loss of agricultural greenfield land, development of this site would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors (including Great Leighs Racecourse), which are in close proximity to the site. The site is also crossed by public footpaths, with a public bridleway running along the north western boundary of the site along Dumney lane and views from these paths may be effected. Overall, due to the scale of the development and loss of agricultural land a there is potential for significant adverse effects on landscape character, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not in the green belt.	---
PF33/34	GREAT LEIGH - LAND EAST OF LONDON ROAD	There are 7 Grade II listed buildings located within 500m of the site. The closest are the Apple Tree and Walnut Tree Cottages 250m south of the site. Gubbion's Hall moated site, a Scheduled Monument, is 500m south east of the site. Whilst there is the potential for the effect on these historic assets to be reduced as a result of the intervening built environment, it is considered that there is potential for significant residual negative adverse effects	---	Due to the scale of the development and the loss of agricultural greenfield land, development of this site would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors (including Great Leighs Racecourse), which are in close proximity to the site. The site is also a public footpath 80m to the east of the site and views from this path may be effected. Overall, due to the scale of the development and loss of agricultural land a there is potential for significant adverse effects on landscape character, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not in the green belt.	---

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
PF33/34	GREAT LEIGH - LAND NORTH AND SOUTH OF BANTERS LANE	Adjacent to Sandylay and Moat Woods Ancient Woodland and Nature Reserve. Fair Wood and Bushy Breams Ancient Woodlands are within 500m of the site. EWT nature reserve and wildlife site are adjacent to the western site boundary. LoWS CCAA Phyllis Currie/Dumney Lane Wood are within the site boundary. Natural England has advised that there may be impacts on the interest features of the River Ter SSSI ~1.7km to the south.	---	Unknown	?	Unknown	?	--/?	100	++	None to be provided.	0	Within 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF35	EAST OF BOREHAM	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	145	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF36	NORTH OF SOUTH WOODHAM FERRERS	Hawes Ancient Woodland and Crouch and Roach Estuaries SSSI, Ramsar and SPA within 500m of the site. Bushy Hill, South Woodham Ferrers wildlife site lies within the site boundary. Woodham Fen North, South Woodham Ferrers EWT nature reserve and wildlife site lie within 100m of the site. The HRA highlights that development may affect the SPA/Ramsar by increasing recreational pressure and, potentially, urbanisation effects.	---	Unknown	?	Unknown	?	--/?	1000	++	None to be provided	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF38/39	SOUTH OF BICKNACRE	Thrift Wood ancient woodland within 500m of the site. Thrift Wood Woodham Ferrers SSSI and EWT nature reserve within 100m of the site.	---	Unknown	?	Unknown	?	--/?	30	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF42	SAINT GILES MOOR HALL LANE BICKNACRE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	32	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF43	WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	25	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF44	GALLEYWOOD RESERVOIR	Galleywood Common LNR within 100m of the site. LoWS CCAA Galleywood Common within 100m of the site.	-	Unknown	?	Unknown	?	-/?	13	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF46	RIVERSIDE ICE AND LEISURE, VICTORIA ROAD	Within 100m of LoWSCCA	-	Unknown	?	Unknown	?	-/?	125	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets - Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets - Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
PF33/34	GREAT LEIGH - LAND NORTH AND SOUTH OF BANTERS LANE	-	+/-	Closest City Centre is Chelmsford City Centre 10,077m away. Closest Post Office is Great Leighs 578m away. Closest Supermarket is Great Leighs Village Store 578m away. Closest Primary School is Great Leighs Primary School 625m away. Closest Secondary School is Chelmer Valley High School 7,376m away. Closest Public Transport is Moulsham Hall Bus Stop 41m away.	+	Unknown	?	+	Great Notley GP surgery is 2.2km to the north of the site. Closest Open Space is Sandylay Wood 10m away. .	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF35	EAST OF BOREHAM	-	+/-	Closest City Centre is Chelmsford City Centre 4852m away. Closest Post Office is Abercorn News and Post Office 406m away. Closest Supermarket is Boreham 413m away. Closest Primary School is Boreham Primary School 62m away. Closest Secondary School is Boswells School 3752m away. Closest Public Transport is Plantation Road Bus Stop 52m away. Closest GP is The Laurels Surgery 126m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is The Laurels Surgery 126m away. Closest Open Space is Boreham Recreation Ground 7m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF36	NORTH OF SOUTH WOODHAM FERRERS	-	+/-	Closest Town Centre is South Woodham Ferrers Town Centre 527m away. Closest Post Office is One Stop Community Stores 297m away. Closest Supermarket is One Stop Community Stores 297m away. Closest Primary School is Woodville Primary School 12m away. Closest Secondary School is William de Ferrers School 255m away. Closest Public Transport is Burnham Road Nursery Bus Stop 0m away. Closest GP is Kingsway Surgery 101m away	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is Kingsway Surgery 101m away. Closest Open Space is Edwins wood Hall 0m away.	++	No loss but would put pressure on existing health facilities.	-
PF38/39	SOUTH OF BICKNACRE	-	+/-	Closest Town Centre is South Woodham Ferrers Town Centre 5146m away. Closest Post Office is Bicknacre 701m away. Closest Supermarket is Danbury Convenience Store - Premier 3078m away. Closest Primary School is Priory Primary School, Bicknacre 804m away. Closest Secondary School is Heathcote School 3080m away. Closest Public Transport is Brewers Arms Bus Stop 94m away. Closest GP is Beacon Health Group 3096m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Bus Stop is Brewers Arms 94m away. Closest Rail Station is South Woodham Ferrers Rail Station 4492m away. Closest Park and Ride is Sandon Park and Ride 5239m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF42	SAINT GILES MOOR HALL LANE BICKNACRE	-	+/-	Closest Town Centre is South Woodham Ferrers Town Centre 6055m away. Closest Post Office is Bicknacre 743m away. Closest Supermarket is Danbury Convenience Store - Premier 2442m away. Closest Primary School is Priory Primary School, Bicknacre 587m away. Closest Secondary School is Heathcote School 2383m away. Closest Public Transport is Barbrook Way Bus Stop 329m away. Closest GP is Beacon Health Group 2544m away.	+	Unknown	?	+	Closest GP is Beacon Health Group 2544m away. Closest Open Space is Priory Fields NGS 90m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF43	WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE	-	+/-	Closest City Centre is Chelmsford City Centre 2204m away. Closest Post Office is Writtle 412m away. Closest Supermarket is Writtle 401m away. Closest Primary School is Writtle Junior School 456m away. Closest Secondary School is Hylands School 908m away. Closest Public Transport is Prestons Garage Bus Stop 28m away. Closest GP is The Writtle Surgery 119m away.	++	Unknown	?	++	Closest GP is The Writtle Surgery 119m away. Closest Open Space is Writtle Green AGS 52m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF44	GALLEYWOOD RESERVOIR	-	+/-	Closest City Centre is Chelmsford City Centre 2697m away. Closest Post Office is Galleywood Post Office 146m away. Closest Supermarket is Chelmsford Star Co-operative Galleywood 575m away. Closest Primary School is Thriftwood School 129m away. Closest Secondary School is Great Baddow High School 1230m away. Closest Public Transport is The Eagle Bus Stop 93m away. Closest GP is Wood Street Surgery 1646m away.	+	Unknown	?	+	Closest GP is Wood Street Surgery 1646m away. Closest Open Space is Pym's Road AGS 0m away.	+	Develops 0.18 ha of Pym's Road AGS	-
PF46	RIVERSIDE ICE AND LEISURE, VICTORIA ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 247m away. Closest Supermarket is Chelmsford Springfield Road Superstore 157m away. Closest Primary School is The Cathedral Church of England Voluntary Aided Primary School, Chelmsford 11m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 767m away. Closest Public Transport is Riverside Ice and Leisure Bus Stop 129m away. Closest GP is Gemini Centre 466m away.	++	Unknown	?	++	Closest GP is Gemini Centre 466m away. Closest Open Space is River Chelmer Footpath 47m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
PF33/34	GREAT LEIGH - LAND NORTH AND SOUTH OF BANTERS LANE	Great Leigh's Racecourse is on the opposing side of the A131 to the north west. There is the potential for it to adversely affect the health of prospective residents due to, for example, noise from the operation of the racecourse and its attendees.	-	-	Within Greight Leighs. Closest Bus Stop is Moulsham Hall 41m away. Closest Rail Station is Cressing Rail Station 4,553m away. Closest Park and Ride is Chelmer Valley Park and Ride 6,091m away.	++	Access would be via London Road, which at the north west of the site provides access straight onto the A131 roundabout. The scale of the site would be expected to lead to a significant number of traffic movements. How this may effect congestion at the roundabout is uncertain.	-/?	Unknown	?	++/-/?	Comprises Grade 2 & 3 agricultural land.	---
PF35	EAST OF BOREHAM	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+	Closest Bus Stop is Plantation Road 52m away. Closest Rail Station is Hatfield Peverel Rail Station 3523m away. Closest Park and Ride is Sandon Park and Ride 4161m away.	+	Accessed by Plantation Road. Due to the size of the scheme there could be significant impacts on the local highway network.	---	Unknown	?	+/-	Comprises Grade 2 agricultural land .	---
PF36	NORTH OF SOUTH WOODHAM FERRERS	Site surrounded by agricultural fields and residential so surrounding land uses would not have any adverse effects.	0	+	Within South Woodham Ferrers. Closest Bus Stop is Burnham Road Nursery 0m away. Closest Rail Station is South Woodham Ferrers Rail Station 397m away. Closest Park and Ride is Sandon Park and Ride 8,503m away.	++	Site adjacent to A182 which links to the A130 so there is good access to the major highway network. However, given the significant scale of development there could be adverse highway impacts from congestion through the new traffic of development.	---	Unknown	?	++/-	Comprises Grade 3 agricultural land.	---
PF38/39	SOUTH OF BICKNACRE	Site surrounded by residential and agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Within Bicknacre. Closest Bus Stop is Brewers Arms 94m away. Closest Rail Station is South Woodham Ferrers Rail Station 4492m away. Closest Park and Ride is Sandon Park and Ride 5239m away.	++	Accessed by the B1418 and Leighams Road. Due to the size of the site and its location, there are no identified traffic constraints.	0	Unknown	?	++	Comprises Grade 3 agricultural land.	---
PF42	SAINT GILES MOOR HALL LANE BICKNACRE	Site surrounded by agricultural fields so the surrounding land uses would not cause adverse impacts.	0	+/-	Closest Bus Stop is Barbrook Way 329m away. Closest Rail Station is South Woodham Ferrers Rail Station 5362m away. Closest Park and Ride is Sandon Park and Ride 4206m away.	+	Accessed by Moor Hall Lane. Due to the size of the site and its location, there are no identified traffic constraints.	0	Unknown	?	+	Comprises Grade 3 agricultural land and some (previously developed (brownfield) land.	-/+
PF43	WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE	Surrounded by a residential area. No unsuitable uses in the vicinity of the site.	0	+	Within Writtle. Closest Bus Stop is Prestons Garage 28m away. Closest Rail Station is Chelmsford Rail Station 3012m away. Closest Park and Ride is Chelmer Valley Park and Ride 6752m away.	++	Accessed by Ongar Road. Due to the size of the site and its location, there are no identified traffic constraints.	0	Unknown	?	++	Comprises urban greenfield land and some previously developed (brownfield) land.	+/-
PF44	GALLEYWOOD RESERVOIR	Surrounded by a residential area. No unsuitable uses in the vicinity of the site.	0	-	Within Galleywood. Closest Bus Stop is The Eagle 93m away. Closest Rail Station is Chelmsford Rail Station 3973m away. Closest Park and Ride is Sandon Park and Ride 4484m away.	++	Accessed by Stock Road and Beehive lane. Due to the size of the site and its location, there are no identified traffic constraints.	0	Unknown	?	++	Comprises greenfield land and some previously developed (brownfield) land.	+/-
PF46	RIVERSIDE ICE AND LEISURE, VICTORIA ROAD	River Chelmer is to the east of the site. There is a primary school located in close proximity to the north west of the site which could have adverse impacts due to disturbance from noise.	-	-	Within Chelmsford. Closest Bus Stop is Riverside Ice and Leisure 129m away. Closest Rail Station is Chelmsford Rail Station 501m away. Closest Park and Ride is Sandon Park and Ride 3541m away.	++	There are several access points to the site from Waterloo Lane which then connects to the A1099. Given the scale of development and central Chelmsford location, there is potential for adverse highway impacts through exacerbating existing congestion problems.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
PF33/34	GREAT LEIGH - LAND NORTH AND SOUTH OF BANTERS LANE	Development would result in existing land / soil contamination being remediated.	++	--/++	In excess of 50m from a waterbody.	0	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
PF35	EAST OF BOREHAM	Development would not affect the contamination of land/soils.	0	--	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF36	NORTH OF SOUTH WOODHAM FERRERS	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	The site is predominantly within Flood Zone 1, with an area of flood zone 2/3 to the west of the site associated with a waterway and an are of flood zone 3 in the south eastern corner of the site.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
PF38/39	SOUTH OF BICKNACRE	Development would not affect the contamination of land/soils.	0	--	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF42	SAINT GILES MOOR HALL LANE BICKNACRE	Development would result in existing land / soil contamination being remediated.	++	--/++	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF43	WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE	Development would result in existing land / soil contamination being remediated.	++	--/++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF44	GALLEYWOOD RESERVOIR	Development would result in existing land / soil contamination being remediated.	++	--/++	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
PF46	RIVERSIDE ICE AND LEISURE, VICTORIA ROAD	Development would result in existing land / soil contamination being remediated.	++	++	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	The site comprises an area designated as FZ2 and FZ3.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
PF33/34	GREAT LEIGH - LAND NORTH AND SOUTH OF BANTERS LANE	There are 9 Grade II listed buildings located within 500m of the site. The closest are the Apple Tree and Walnut Tree Cottages 10m south west of the site.Gubblon's Hall moated site, a Scheduled Monument, is 500m south east of the site. Whilst there is the potential for the effect on these historic assets to be reduced as a result of the intervening built environment, it is considered that there is potential for significant residual negative adverse effects.	--	Development of this site would extend Great Leighs to the north east, leading to a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential receptors to the immediate west of the site. A public footpath passes along the southern border of the site, with views across the site to the north and these may be affected. Overall, due to the scale of the development and loss of agricultural land a there is potential for significant adverse effects on landscape character, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not in the green belt.	--
PF35	EAST OF BOREHAM	There are 14 Grade II, 1 Grade II* and 1 grade I listed buildings located within 500m of the site. The Church Road Conservation Area is located 81m to the south. The Roman Road/Plantation Road Conservation Area is located 86m to the north. The closest listed building is Shottesbrook located 16m to the east. The site is well screened to the north, south and west by the existing built environment of Boreham. Notwithstanding this, it is considered that there is potential for a minor negative residual effect on heritage assets.	-	Development of this site would result in an extension of Boreham to the east. Due to the scale of the development and the loss of agricultural land, it would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. However, the scheme is well screened by Boreham's existing built environment to the north, south and west, reducing its impact on long distance views from those directions. With sufficient screening, the developments impact on views from the east could be minimised. The site could form a natural extension of Boreham and sit well within the existing built environment . There is potential for residual negative effects upon the landscape character of the area. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Boreham has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium-high. The site is not in the green belt.	-
PF36	NORTH OF SOUTH WOODHAM FERRERS	There are 6 Grade II listed buildings within 500m of the site, the closest of which is 19m south of the site. Marsh Farm Country Park is 16m south of the site. There are no other heritage assets within 500m of the site. Given the significant scale of development there could be significant adverse effects on these heritage assets, notwithstanding the intervening built form providing some screening.	--	Development of this site would result in a significant extension of South Woodham Ferrers to the north of the town. This would extend the town into the countryside which would affect the openness of and views into the countryside. Notwithstanding the potential with a site of this size for landscaping to provide some mitigation, there is potential for significant adverse landscape effects. The site is not in the green belt but a small part of the site is in the coastal protection area. There is however, potential for positive townscape effects as a well designed site could relate well to the rest of the town to the south of the site. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that South Woodham Ferrers has a mixture of moderate and high landscape sensitivity and capacity to accommodate new development ranges from medium-high to low-medium. The site is not in the green belt.	--
PF38/39	SOUTH OF BICKNACRE	There is 1 Grade II listed building within 500m of the site. Star House is located 20m to the east. Given the close proximity of this heritage asset, it is considered that there is potential for negative effects on this listed building.	-	Development of this site would result in a small extension of Bicknacre to the south. The site is well screened to the north by Bicknacre's existing built environment and is screened to the east and south by Thrift wood. The only long distance views that might be impacted upon is from the west and this could be mitigated through developer created screening. The development would result in a small loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. The northern part of the site could tie in well with the surroundings which could have positive townscape effects. There is potential for minor residual negative effects on landscape character. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Bicknacre has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium. The site is not in the green belt.	-
PF42	SAINT GILES MOOR HALL LANE BICKNACRE	There is one heritage asset located within 500m of the site. This is the Bicknacre Priory Scheduled Ancient Monument located 497m to the east. The site is well screened to the east by trees and therefore effects on this heritage asset are considered to be neutral.	0	Development of this site would result in a moderate extension of Bicknacre to the northwest. The site is well screened to the east and south by trees and the existing buildings. It is less screened to the north and west which could be improved with careful design and screening. There would be a small loss of agricultural land which could have a negative impact on the amenity of surrounding residential receptors and far away views. The development would form a natural extension of Bicknacre's boarders. The development would also result in the redevelopment of some brownfield land. Overall effects are considered to be neutral on landscape. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Bicknacre has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium. The site is not in the green belt.	0
PF43	WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE	There are 40 Grade II, 2 Grade II* and 1 Grade I listed buildings within 500m of the site. There are 9 Grade II listed buildings within 100m of the site, the closest being the Rose and Crown Public House located 22m to the east. The two Grade II* listed buildings are the Church of All Saints located 230m to the south east, and Barn South West of Lordship Farm located 249m to the north, which is also a scheduled ancient monument. The Grade I listed building, Aubyns, is located 164m to the southeast. The site lies within the Writtle Conservation area. All of the heritage assets lie to the north, east and south of the site. The existing built environment of Writtle provides considerable screening for most of the heritage assets within 500m. However, there is potential for adverse effects on the heritage assets within 100m of the site and the conservation area.	-	Development of this site would result in a minor infilling of Writtle's built environment. The site is well screened in all directions and would tie win well with the existing built environment. There would be a small loss of greenfield land which could have a negative impact on the amenity of surrounding residential receptors and winder views. However, given the sites small size and how well screened it is, a minor positive impact is predicted as development would enhance the existing built environment of Writtle and has the potential for positive landscape effects also. The development would also result in the remediation of brownfield land. Overall effects are considered to be neutral on landscape and minor positive on townscape characteristics. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that North East Chelmsford has a moderate landscape sensitivity and capacity to accommodate new development ranges from medium to medium-high. The site is not in the green belt.	+/-0
PF44	GALLEYWOOD RESERVOIR	There are 6 Grade II listed buildings within 500m of the site. The closest is the Church of St Michael and All Angels located 158m to the southwest. The only other listed building within 300m is The Eagle Public House located 203m to the south. Two thick tree lines lie between the site and the Church of St Michael and All Angels. The existing built environment of Galleywood screens the other heritage assets and greatly reduces any potential adverse effects upon them from the development of this site. It is therefore considered that given the sites size, the heritage assets location and the screening available that there is potential for a neutral impact.	0	Development of this site would result in a minor infilling of Galleywoods built environment. The development is well screened in all directions. There would be a small loss of agricultural land which could have a negative impact on the amenity of surrounding residential receptors and far away views. The site is in close proximity of the green belt. However, given the sites small size and how well screened it is, there is potential for minor positive effects as the development would enhance the existing built environment of Galleywoods and also therefore have potential for positive landscape effects. The development would also result in the redevelopment of some brownfield land. Overall effects are considered to be neutral. The site is not in the green belt.	0
PF46	RIVERSIDE ICE AND LEISURE, VICTORIA ROAD	Central conservation area 8m west of the site. Chelmer and Blackwater conservation area 280m south east of the site. Baddow Road and River Can conservation area 355m south of the site. West End conservation area 417m west of the site. New London Road conservation area 499m south west of the site. There are 63 Grade II and 2 Grade II* listed buildings within 500m of the site, the closest of which is 124m west of the site. Moulsham Bridge SAM is 375m south of the site. There are no other designated heritage assets within 500m of the site. Notwithstanding that the intervening built form would provide some screening, the scale of development could have adverse affects on heritage assets given the proximity of central conservation area and then a number of listed buildings.	-	Development of this site would see the redevelopment of a brownfield site. The scale of development and size of the site offers potential for good design, landscaping treatments etc.... and to tie in well with its riverside location and the surrounding built environment, all of which would have positive effects on landscape and townscape character. The site is not in the green belt.	+

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
PF49	EAST OF CHELMSFORD. LAND SOUTH OF MALDON ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	100	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
PF28	LAND NORTH OF MALDON ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	50	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 165	NORTH WEST QUADRANT, WEST OF AVON ROAD, CHELMSFORD	No designations within the site. Closest designations are a wildlife site and ancient woodland but these are over 100m and 500m away respectively from the site.	0	Unknown	?	Unknown	?	0/?	2502	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 280	LAND SOUTH EAST OF ILGARS FARM COTTAGES AND NORTH OF BURNHAM ROAD	Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) SPA, SSSI & Ramsar within 500m of site boundary.	-	Unknown	?	Unknown	?	-/?	389	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 282	LAND NORTH OF COMMUNICATION STATION AT BUSHY HILL EDWINS HALL ROAD	Hawes Wood Ancient Woodland within 100m of the site boundary. The southern area of the site is designated as a local wildlife site. Busy Hill South Woodham Ferrers CCAA is adjacent to the south western site boundary.	---	Unknown	?	Unknown	?	--/?	1,152	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
15SLAA50	LAND NORTH EAST OF BANKSIDE, MAIN ROAD	Hawes Wood Ancient Woodland within 100m of the site boundary. Bushy Hill, South Woodham Ferrers LoWS CCAA and a wildlife site within 100m of site.	---	Unknown	?	Unknown	?	--/?	1755	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

		SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets - Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets - Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
PF49	EAST OF CHELMSFORD. LAND SOUTH OF MALDON ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 2088m away. Closest Post Office is Galleywood 1017m away. Closest Supermarket is Great Baddow 995m away. Closest Primary School is The Sandon School 2m away. Closest Secondary School is Great Baddow High School 2046m away. Closest Public Transport is Molrams Lane Bus Stop 34m away. Closest GP is Baddow Village Surgery 856m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Baddow Village Surgery 856m away. Closest Open Space is The Sandon School 2m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
PF28	LAND NORTH OF MALDON ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 2,103m away. Closest Post Office is Galleywood 1,256m away. Closest Supermarket is Great Baddow 1,246m away. Closest Primary School is Baddow Hall Infant School 913m away. Closest Secondary School is The Sandon School 470m away. Closest Public Transport is Brick Kiln Road Bus Stop 78m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Baddow Village Surgery, 1km west of the site. Closest Open Space is The Mill Carp Fishery 242m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 165	NORTH WEST QUADRANT, WEST OF AVON ROAD, CHELMSFORD	-	+/-	Closest City Centre is Chelmsford City Centre 1347.0m away. Closest Post Office is Melbourne Avenue 1114.0m away. Closest Supermarket is Marks And Spencer BP Garage 6.0m away. Closest Primary School is Lawford Mead Junior School 237.0m away. Closest secondary school is Columbus school and college, 1.6km away. Closest Public Transport is Lordship Road Bus Stop 5.0m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Dickens Place 1030.0m away. Closest Open Space is Avon Road Park 0.0m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 280	LAND SOUTH EAST OF ILGARS FARM COTTAGES AND NORTH OF BURNHAM ROAD	-	+/-	Closest Town Centre is South Woodham Ferrers Town Centre 1438m away. Closest Post Office is One Stop Community Stores 605m away. Closest Supermarket is One Stop Community Stores 605m away. Closest Primary School is Woodville Primary School 442m away. Closest Secondary School is William de Ferrers School 1345m away. Closest GP is Kingsway Surgery 338m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Kingsway Surgery 338m away. Closest Open Space is Woodham Fen Nature Reserve 149m away.	++	No loss but would put pressure on existing health facilities.	-
CFS 282	LAND NORTH OF COMMUNICATION STATION AT BUSHY HILL EDWINS HALL ROAD	-	+/-	Closest City Centre is South Woodham Ferrers City Centre 1,073m away. Closest Post Office is One Stop Community Stores 1,160m away. Closest Supermarket is One Stop Community Stores 1,160m away. Closest Primary School is Woodville Primary School 789m away. Closest Secondary School is William de Ferrers School 808m away. Closest Public Transport is Redhills Road Bus Stop 532m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Kingsway Surgery 104m away. Closest Open Space is Edwins Hall Wood 0m away.	++	No loss but would put pressure on existing health facilities.	-
15SLAA50	LAND NORTH EAST OF BANKSIDE, MAIN ROAD	-	+/-	Closest Town Centre is South Woodham Ferrers Town Centre 1040m away. Closest Post Office is One Stop Community Stores 340m away. Closest Supermarket is One Stop Community Stores 340m away. Closest Primary School is Woodville Primary School 192m away. Closest Secondary School is William de Ferrers School 804m away. Closest GP is Kingsway Surgery 104m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Kingsway Surgery 104m away. Closest Open Space is Edwins Hall Wood 0m away.	++	No loss but would put pressure on existing health facilities.	-

		SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
PF49	EAST OF CHELMSFORD. LAND SOUTH OF MALDON ROAD	Primarily adjacent to existing residential area or agricultural land. Sandon school to the south. No unsuitable uses in the vicinity of the site.	0	+/-	Within Chelmsford. Closest Bus Stop is Molrams Lane 34m away. Closest Rail Station is Chelmsford Rail Station 3766m away. Closest Park and Ride is Sandon Park and Ride 340m away.	++	Accessed by Molrams Lane, Maldon Road and Brick Kiln Road. Maldon Road joins the A12 to the east and A1114 to the west, providing the site with good access to the local highway network. Due to the size of the scheme there would be negative impacts on the local highway network.	-	Unknown	?	++/-	Comprises Grade 3 agricultural land.	--
PF28	LAND NORTH OF MALDON ROAD	Primarily adjacent to agricultural land, with Manor Farm adjacent to the north western corner of the site. Sandon school to the south. No unsuitable uses in the vicinity of the site.	0	+/-	Within Chelmsford. Closest Bus Stop is Brick Kiln Road 78m away. Closest Rail Station is Chelmsford Rail Station 3,792m away. Closest Park and Ride is Sandon Park and Ride 232m away.	++	Site could be accessed from Maldon Road or Sandford Mill Lane. The Maldon Road junction with the A12 is 520m to the east of the site. The Sandon Park and Ride Site is less than 300m from the site, so there would be the opportunity to create a safe pedestrian / cycle route route between the two, reducing the demand for car travel. Net transport movement in the area would be expected to increase.	-	Unknown	?	++/-	Comprises Grade 3 agricultural land.	--
CFS 165	NORTH WEST QUADRANT, WEST OF AVON ROAD, CHELMSFORD	There are residential areas to the east of the site. There are agricultural fields to the north, west and south of the site. To the south east of the site and over the side of Roxwell Road is the Old Chelmsfordians association which includes tennis courts and a football pitch which could cause disturbance from noise and therefore adversely impact on human health. However, it is noted that there is some existing vegetation cover which may provide screening and given the size of the site impacts would likely be confined to any residents closest to this recreation area.	-	-	Closest Bus Stop is Lordship Road 5.0m away. Closest Rail Station is Chelmsford Rail Station 1917.0m away. Closest Park and Ride is Chelmer Valley Park and Ride 4899.0m away.	+	This large site would be accessed from the A1066. so there is good access to the major highway network. However, and notwithstanding the edge of urban settlement location the significant scale of development proposed for this site has the potential for significant adverse highway impacts and to significantly exacerbate existing congestion problems in Chelmsford.	--/?	Unknown	?	+/-/?	Comprises Grade 2 & 3 agricultural land.	--
CFS 280	LAND SOUTH EAST OF ILGARS FARM COTTAGES AND NORTH OF BURNHAM ROAD	Site surrounded by agricultural fields and residential so surrounding land uses would not have any adverse effects.	0	+	Closest Bus Stop is Old Wickford Road 79m away. Closest Rail Station is South Woodham Ferrers Rail Station 625m away. Closest Park and Ride is Sandon Park and Ride 8351m away.	+	Site adjacent to A132 which links to the A130 so there is good access to the major highway network. However, given the significant scale of development there could be significant adverse highway impacts from congestion from traffic generation associated with the development of this site.	--	Unknown	?	+/-	Comprises Grade 3 agricultural land.	--
CFS 282	LAND NORTH OF COMMUNICATION STATION AT BUSHY HILL EDWINS HALL ROAD	Site surrounded by agricultural fields and residential so surrounding land uses would not have any adverse effects.	0	+	Closest Bus Stop is Redhills Road 532m away. Closest Rail Station is South Woodham Ferrers Rail Station 1285m away. Closest Park and Ride is Sandon Park and Ride 8789m away.	+	Site adjacent to Edwin's Hall Road. Given the significant scale of development there could be significant adverse highway impacts from congestion from traffic generation associated with the development of this site.	--	Unknown	?	+/-	Comprises Grade 3 agricultural land.	--
15SLAA50	LAND NORTH EAST OF BANKSIDE, MAIN ROAD	Site surrounded by agricultural fields and residential so surrounding land uses would not have any adverse effects.	0	+	Closest Bus Stop is Boreham House 22m away. Closest Rail Station is Chelmsford Rail Station 4388m away. Closest Park and Ride is Chelmer Valley Park and Ride 3230m away.	+	Site accessed from B1418 which links to A132 so there is good access to the major highway network. However, given the significant scale of development there could be significant adverse highway impacts from congestion from traffic generation associated with the development of this site.	--	Unknown	?	+/-	Comprises Grade 3 agricultural land.	--

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
PF49	EAST OF CHELMSFORD. LAND SOUTH OF MALDON ROAD	Development would not affect the contamination of land/soils.	0	—	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	A small part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	—
PF28	LAND NORTH OF MALDON ROAD	Development would not affect the contamination of land/soils.	0	—	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	A large part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	—
CFS 165	NORTH WEST QUADRANT, WEST OF AVON ROAD, CHELMSFORD	Development would not affect the contamination of land/soils.	0	—	Within 10m of waterbody.	—	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	—	—	Eastern boundary of the site in flood zone 3 (though it is recognised that it may be possible given size of the site to located development away from flood zone 3). Also within flood zone 2.	—	In excess of 500m from the AQMA.	0	N/A	N/A	A large part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	—
CFS 280	LAND SOUTH EAST OF ILGARS FARM COTTAGES AND NORTH OF BURNHAM ROAD	Development would not affect the contamination of land/soils.	0	—	Within 10m of a waterbody.	—	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	—	—	The site comprises an area designated as FZ2 and FZ3.	—	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
CFS 282	LAND NORTH OF COMMUNICATION STATION AT BUSHY HILL EDWINS HALL ROAD	Development would not affect the contamination of land/soils.	0	—		—	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	—	—	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
15SLAA50	LAND NORTH EAST OF BANKSIDE, MAIN ROAD	Development would not affect the contamination of land/soils.	0	—		—	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	—	—	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
PF49	EAST OF CHELMSFORD. LAND SOUTH OF MALDON ROAD	There are 6 Grade II and 2 Grade II* listed buildings within 500m of the site. The closest listed building is Grace's Cross located 204m to the east. The remaining listed buildings are located to the south east. The Sandon conservation area lies 188m to the southeast and the Chelmer and Blackwater Navigation conservation area lies 360m to the north/northwest. The site has little screening to the north, east and southeast, increasing its potential effects on these heritage features. Due to the size of the site, the location of the heritage assets and the lack of screening, there is potential for adverse effects on these heritage assets.	-	Development of this site would result in the expansion of Great Baddow to the east. The scale of development is sizeable but the site is well screened to the south, southwest and west by Chelmsford's existing built environment. However, the site is open to the east and would result in the loss of agricultural land, which would result in a change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. The development is well sited and would form an extension of the existing built environment of Great Baddow. Overall, a negative effect is predicted. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Sandon (adjacent to Great Baddow) has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from medium to medium - high. The site is not in the green belt.	-
PF28	LAND NORTH OF MALDON ROAD	The Grade II listed Grace's Cross is 300m south east of the site. The Chelmer and Blackwater Conservation Area is 210m north west of the site. Both of these historic assets have the potential to be significantly affected by development of the site.	--	The site is in an area currently used for agriculture. Due to the scale of the development, it would result in a change to the local landscape character. Views from the public footpath currently pass through the site and would be affected. However it should be noted that the site is between Great Baddow and the Sandon Park and Ride so there are developed areas already to the east and west of the site. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Sandon (adjacent to Great Baddow) has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from medium to medium - high. The site is not in the green belt.	-
CFS 165	NORTH WEST QUADRANT, WEST OF AVON ROAD, CHELMSFORD	There are 5 Grade II listed buildings located within 500m of the site, the closest of which is 412m from the site. There are no other designated heritage assets within 500m of the site. Notwithstanding the scale of development given that the nearest listed building is over 400m away from the site it is unlikely that there would be any adverse impacts on this listed building. Overall effects on heritage are therefore considered to be neutral.	0	Development of this site would result in a considerable extension of Chelmsford centre into the adjacent countryside given the size of the site and scale of development. Whilst there is potential for a well designed site to tie in with the existing residential areas to the east of the site (which could have a positive townscape impact), the scale of development could have adverse impacts on the openness of the countryside to the north, west and south of the site and views of the countryside for existing residential areas from the east. On this basis it is considered that there would be significant adverse effects on landscape character. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that West Chelmsford has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from medium to low-medium. The site is not in the green belt, but it is located to the south of the site and the openness of the green belt but could be indirectly affected by development of this site.	--
CFS 280	LAND SOUTH EAST OF ILGARS FARM COTTAGES AND NORTH OF BURNHAM ROAD	There are 4 Grade II listed buildings within 500m of the site. The closest is Shaw's Farmhouse located 95m to the south east. There are no other heritage asset designations located within 500m of the site. Given the significant scale of development there could be significant adverse effects on these heritage assets, notwithstanding the intervening built form providing some screening.	--	Development of this site would result in a significant extension of South Woodham Ferrers to the north of the town. This would extend the town into the countryside which would affect the openness of and views into the countryside. Notwithstanding the potential with a site of this size for landscaping to provide some mitigation, there is potential for significant adverse landscape effects. There is however, potential for positive townscape effects as a well designed site could relate well to the rest of the town to the south of the site. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that South Woodham Ferrers has a mixture of moderate and high landscape sensitivity and capacity to accommodate new development ranges from medium-high to low-medium. The site is not in the green belt but the green belt and a coastal protection area are in close proximity to the south of the site.	--
CFS 282	LAND NORTH OF COMMUNICATION STATION AT BUSHY HILL EDWIN'S HALL ROAD	There are 2 Grade II and 1 Grade II* listed buildings within 500m of the site. The Grade II* listed Edwin's Hall is approximately 100m north of the site. There are no other heritage asset designations located within 500m of the site. Given the significant scale of development there could be significant adverse effects on these heritage assets.	--	Development of this site would result in significant development in the open countryside with the potential to affect views from / to Bushy Hill and the public bridleway that passes along the southern site boundary. Notwithstanding the potential with a site of this size for landscaping to provide some mitigation, there is potential for significant adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that South Woodham Ferrers has a mixture of moderate and high landscape sensitivity and capacity to accommodate new development ranges from medium-high to low-medium. The site is not in the green belt.	--
15SLAA50	LAND NORTH EAST OF BANKSIDE, MAIN ROAD	There are a number of listed buildings within 500m of the site including Grade II* listed Edwin's Hall which is situated approximately 100 metres to the north of part of the land. Given the significant scale of development there could be significant adverse effects on these heritage assets, notwithstanding the intervening built form providing some screening.	--	Development of this site would result in a significant extension of South Woodham Ferrers to the north of the town but detached from the existing built up area. This would extend the town into the countryside which would affect the openness of and views into the countryside. Notwithstanding the potential with a site of this size for landscaping to provide some mitigation, there is potential for significant adverse landscape effects.	--

Results of the Appraisal of Proposed Site Allocations

A summary of the results of the appraisal of proposed site allocations presented by Growth Area is provided below.

Summary of the Appraisal of Proposed Allocations in Growth Area 1

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CW1f	NAVIGATION ROAD SITES	0/?	+	+/-/?	++	0	++/-	++	0	-	-	~	0	-	+
CW1e	TRAVIS PERKINS NAVIGATION ROAD	0/?	+	+/-	++	0	++/-	++	--	--	-	~	0	-	+
CW1d	BADDOW ROAD CAR PARK, AND LAND TO THE EAST OF THE CAR PARK, BADDOW ROAD	-/?	++	+/-/?	++	+	++/-	++	-	--	-	~	0	-	+
CW1c	LOCKSIDE, NAVIGATION ROAD	0/?	++	+/-	++	0	++/-	++	-	--	-	~	0	-	+
SGS1b	ESSEX POLICE HQ AND SPORTS GROUND NEW COURT ROAD	0/?	++	+/-	++	0	++/--	++/-	0	0	0	~	0	-	+/-
SGS1d	FORMER ST PETERS	-/?	++	+/-/?	++	0	++/-	++/-	0	0	0	~	0	0	0

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
	COLLEGE FOX CRESCENT														
SGS1c	NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)	0/?	++	+/-	++	-	++/--	-/0	0	0	0	~	0	0	0
SGS1g	CIVIC CENTRE LAND, FAIRFIELD ROAD	0/?	++	+/-/?	++	-	++/-	++	0	0	0	~	0	-	+
SGS1f	RIVERSIDE ICE AND LEISURE, VICTORIA ROAD	-/?	++	+/-	++	-	++/-	++	--	--	0	~	0	-	+
GS1i	CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK 55 SPRINGFIELD ROAD	-/?	+	+/-	++	0	++/-	++	--	--	-	~	0	-	+
GS1u	GARAGE SITE AND LAND MEDWAY CLOSE	0/?	+	+/-	+	-	++/-	++/--	-	--	0	~	0	0	-
GS1m	FORMER CHELMSFORD ELECTRICAL AND CAR WASH NEW STREET	0/?	+	+/-/?	++	0	++/-	++	0	0	0	~	0	-	+

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
GS1p	WATERHOUSE LANE DEPOT AND NURSERY	0/?	+	+/-	++	+	++	++	0	0	0	~	0	-	+
SGS1h	EASTWOOD HOUSE (CAR PARK) GLEBE ROAD	0/?	++	+/-	++	+	++	++	0	0	0	~	0	-	+
GS1q	CHURCH HALL SITE WOODHALL ROAD	0/?	+	+/-	+	-	++	-	0	0	0	~	0	0	0
GS1r	BRITISH LEGION NEW LONDON ROAD	0/?	+	+/-	++	0	++/-	++	0	0	0	~	0	-	+
GS1t	GARAGE SITE ST NAZAIRE ROAD	-/?	+	+/-	++	+	++	++	0	0	0	~	0	0	0
GS1v	CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD	0/?	+	+/-	++	0	++	++	0	0	0	~	0	-	+
GS1j	ASHBY HOUSE CAR PARKS NEW STREET	-/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+
GS1n	BT TELEPHONE EXCHANGE COTTAGE PLACE	0/?	+	+/-/?	++	0	++/-	++	0	0	0	~	0	-	+

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
SGS1e	FORMER POST OFFICE SORTING OFFICE VICTORIA ROAD CHELMSFORD	0/?	++	+/-	++	-	++/?	++	0	-	0	~	0	0	+
OS1a	RIVERMEAD INDUSTRIAL ESTATE BISHOP HALL LANE CHELMSFORD	-/?	+	+/-	++	-	++/-	++	--	--	0	~	0	-	+
OS1b	RAILWAY SIDINGS BROOK STREET CHELMSFORD	-/?	0	++	++	+/-	++/-	++	--	0	0	~	0	0	+
SGS2	WEST CHELMSFORD	0/?	++	+/-	+	-	++/- /?	--	--	--	0	~	--	0	--
SGS3a	EAST CHELMSFORD - MANOR FARM	0/?	++	+/-	+	-	++/?	--	--	-	0	~	--	-	-
SGS3b	EAST CHELMSFORD - LAND NORTH OF MALDON ROAD (3B)	?	0	++	+	-	++/-	--	0	0	0	~	--	-	-
SGS3c	LAND EAST OF CHELMSFORD/- LAND SOUTH OF MALDON ROAD	0/?	++	+/-	+	+/-	++/-	--	0	0	0	~	--	-	-

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
EC1	GALLEYWOOD RESERVOIR	-/?	+	+/-	+	-	++	++/-	--	0	0	~	0	0	0
EC2	WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE	0/?	+	+/-	++	+	++	++/-	0	0	0	~	0	-	+/0
GS3d	EAST CHELMSFORD - LAND NORTH OF MALDON ROAD	0/?	+	+/-	+	+/-	++/-	--	0	0	0	~	--	--	-
GS1k	RECTORY LANE WEST	0/?	+	+/-	++/-	+	++	++	0	0	0	~	0	--	+
GS1o	RECTORY LANE EAST	0/?	+	+/-	++/-	+	++	++	0	0	0	~	0	--	+
GS1l	CAR PARK WEST OF COUNTY HOTEL	0/?	+	+/-	++	+	++	++	0	0	0	~	0	--	+
GS1s	LAND REAR OF 17 TO 37 BEACH'S DRIVE	0/?	+	+/-	+	+	++	++	0	--	0	~	0	0	+
CW1a	FORMER GAS WORKS	-/?	++	+/-	+	++/-	++/-	++	--	--	-	~	0	--	+

Summary of the Appraisal of Proposed Allocations in Growth Area 2

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
SGS4	NORTH EAST CHELMSFORD	--/?	++	++/-	+	-	++/--	++/--	--	0	0	~	--	--	--
SGS5a	GREAT LEIGHS – LAND AT MOULSHAM HALL	--/?	++	+/-	+	-	++/--	++/--	--	0	0	~	--	--	--
SGS5b	GREAT LEIGHS – LAND EAST OF LONDON ROAD	--/?	++	+/-	+	-	++/-/?	--	--	0	0	~	--	--	--
SGS5c	GREAT LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE	--/?	++	+/-	+	-	++/-/?	++/--	--	0	0	~	--	--	--
SGS6	NORTH OF BROOMFIELD	-/?	++	+/-	+	0	++/-/?	++/--	--	0	0	~	--	-	-
EC3	GREAT LEIGHS – LAND EAST OF MAIN ROAD	--/?	++	+/-	+	+	++/--	--	--	0	0	~	--	--	-
EC4	EAST OF BOREHAM	0/?	++	+/-	++	+	+/-	--	0	0	0	~	0	-	-
GT1	DRAKES LANE GYPSY AND TRAVELLER SITE	?	+	+/-	-	-	-	--	--	0	0	~	--	0	0

Summary of the Appraisal of Proposed Allocations in Growth Area 3*

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
SGS7	NORTH OF SOUTH WOODHAM FERRERS	--/?	++	+/-	++	+	++/--	--	--	--	0	~	0	--	--
GS8	SOUTH OF BICKNACRE	--/?	+	+/-	+	+/-	++	--	0	0	0	~	0	-	-
EC5	SAINT GILES MOOR HALL LANE BICKNACRE	0/?	+	+/-	+	+/-	+	++/--	--	0	0	~	0	0	0

*Please note that at this stage it is not possible to appraise the proposed site allocation at Danbury (Growth Site 9) as the site to accommodate this allocation is to be identified through the emerging Danbury Neighbourhood Plan.

Results of the Appraisal of Alternative Sites

The following sites were identified as potential reasonable alternatives during the preparation of the Pre-Submission Local Plan. The sites have been promoted through the Council's SLAA, fall within a Growth Area and are in proximity to a site being promoted for preferred housing and/or employment growth. The rationale for rejecting the sites as preferred sites is described below.

As new evidence has been completed to support the Local Plan, some alternatives sites are no longer considered to be reasonable alternatives. Reasons for this are also described under relevant below.

The Council has also had regard to the outputs from the SA appraisal. The appraisal of alternative sites has revealed that as the majority of sites are located on greenfield land outside existing settlement boundaries, therefore the preferred sites typically performed better against the SA objectives in respect of land use (SA Objective 7) and landscape and townscape (SA Objective 14).

A summary of the results of the appraisal of alternative sites, presented by Growth Area is provided below.

Summary of the Appraisal of Alternative Sites in Growth Area 1

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
15SLAA21	NATIONAL GRID PYLON 4VB042, SOUTHEND ROAD	-/?	++	+/-	+	-	+/-	++/--	--	--	0	~	--	-	--
15SLAA31	FORMER UNIVERSITY LAND, PARK ROAD, CHELMSFORD	0/?	+	+/-	++/?	-	++/-/?	-	0	-	0	~	0	-	+/-

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS 100	LAND SOUTH OF MALDON ROAD AND WEST OF BRICK KILN ROAD SANDON	0/?	++	+/-	+	+/-	+/-	++/--	--	0	0	~	--	--	--
CFS 102	LAND AT GARAGE BLOCK AND WEST OF 5 TO 11 CARDS ROAD, SANDON	-/?	++	+/-	+	+/-	+/--	--	--	--	0	~	0	--	--
CFS 99	LAND EAST OF BRICK KILN ROAD NORTH OF WOODHILL ROAD SANDON	0/?	++	+/-	+	-	+/--	--	--	0	0	~	--	--	-
CFS 54	GENERALS FARM BOREHAM	-/?	0	++	+	+/-	+/--	++/--	--	--	0	~	--	--	--
CFS 210	LAND WEST OF BEAUMONT OATES COTTAGE, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	0/?	+	-	+	+	-	++/--	--	0	0	~	--	0	-
CFS 115	LAND AT BLUE HOUSE CHIGNALL ROAD CHIGNALL	0/?	+	-	+	+	+	--	-	0	0	~	--	-	-
CFS 165	NORTH WEST QUADRANT, WEST OF AVON	0/?	++	+/-	+	-	+/--/?	--	--	--	0	~	--	0	--

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
	ROAD, CHELMSFORD														
17 SLAA 29	BILTON ROAD CHELMSFORD	0/?	++	+/-	++	-	++/?	++	--	0	0	~	0	0	+
17 SLAA 20	EASTWOOD HOUSE, GLEBE ROAD	0/?	++	+/-	+	-	++/?	++	--	0	0	~	0	--/?	+
CFS 275	MOULSHAM LODGE COMMUNITY CENTRE, WALTHAM GLEN	0/?	+	+/-	++	-	++/-	++	--	0	-	~	0	-	+
15 SLAA 41	THE ISLAND CAR PARK HIGH BRIDGE ROAD	-/?	+	+/-	++/-	-	++	++	--	--	-	~	0	--	+
CFS 50	LAND EAST OF PREMIER LODGE HOTEL MAIN ROAD	0/?	0	++	+	-	+/-	--	0	0	0	~	--	--	-
CFS 77	LAND EAST OF PREMIER LODGE HOTEL MAIN ROAD	0/?	0	++	+	-	+/-	--	0	0	0	~	--	--	-
CFS212	LAND ADJACENT TO CAMPION FARM, SAXON WAY, BROOMFIELD	0/?	++	+/-	+	-	++/-	-	0	0	0	~	--	-	-
CFS211	CAMPION FARM, GUTTERS LANE BROOMFIELD	0/?	+	+/-	+	-	++/-	-	0	0	0	~	--	-	-

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS143	LAND AT SEVEN ASH GREEN	--/?	++	+/-	++	--	++/--	--	--	--	0	~	0	-	--
CFS25	LAND SOUTH WEST OF 21 ASH GREEN CHELMSFORD	0/?	+	+/-	+	--	++	--	0	0	0	~	0	-	0
CFS 196	LAND SOUTH OF CHELMER VILLAGE WAY AND NORTH OF CHELMER AND BLAKCWATER NAVIGATION	-/?	++	+/-	+	+/-	++/-	--	--	--	-	~	--	--	--

Growth Area 1 Alternative Site Clusters

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS 182	LAND NORTH AND SOUTH BRICK BARNs FARM, MASHBURY ROAD, CHIGNAL ST JAMES, CHELMSFORD	-/?	++	-	+	+	+/-	++/-	--	--	0	~	--	-	--
CFS 80	LAND REAR OF 213/215 CHIGNALL ROAD CHIGNALL	-/?	+	-	+	+/-	++	-	--	0	0	~	--	0	-
CFS 82	LAND SOUTH WEST OF BETHEL BAPTIST CHURCH, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD, ESSEX	-/?	+	-	+	+/-	++	-	--	0	0	~	--	0	-
Cumulative Effect		-/?	++	-	+	+/-	+/-	++/-	--	--	0	~	--	0	--

Summary of the Appraisal of Alternative Sites in Growth Area 2

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
15SLAA28	LAND EAST OF 52 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	0/?	++	+/-	+	-	+/-	--	0	--	0	~	0	-	--
15SLAA3	LAND SOUTH WEST OF CLOUGHS COTTAGE, MAIN ROAD, BOREHAM	0/?	+	+/-	+	+	+	--	0	0	0	~	0	--	-
CFS 105	LAND TO THE EAST OF GREAT LEIGHS	--/?	++	+/-	+	+/-	+/-	--	0	0	0	~	--	-	-
CFS 119	LAND EAST OF MAIN ROAD AND WEST OF THE A131 GREAT LEIGHS	0/?	+	+/-	+	-	+	--	-	0	0	~	--	-/-	-
CFS 120	LAND NORTH WEST OF LONGLANDS FARM, BOREHAM ROAD, GREAT LEIGHS	--/?	++	+/-	+	-	+/-	--	--	0	0	~	--	--	-
CFS 13	LAND SOUTH EAST OF TYRELLS COTTAGES, MAIN ROAD, BOREHAM	0/?	++	+/-	++	+	+/-	--	--	--	0	~	0	--	--
CFS 141	LAND NORTH WEST OF THE CRESCENT LITTLE LEIGHS	-/?	+	+/-	+	+/-	+	++/--	-	0	0	~	--	-	-

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS 145	LAND EAST OF PLANTATION ROAD AND WEST OF CHURCH ROAD, BOREHAM	0/?	++	+/-	++	+	++/--	++/--	--	0	0	~	--	--	--
CFS 16	SITE BETWEEN KOU EN AND 16 ORCHARD COTTAGES MAIN ROAD, BOREHAM	0/?	+	+/-	+	-	++	--	0	0	0	~	0	0	-
CFS 19	LAND ADJACENT THE GABLES BANTERS LANE, GREAT LEIGHS, CHELMSFORD	-/?	+	+/-	+	+/-	++	--	0	0	0	~	--	-	-
CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE	0/?	+	+/-	+	+/-	+/--	--	0	0	0	~	0	-	-
CFS 209	LAND EAST AND WEST OF BEAUMONT OTES, CHIGNAL ROAD, CHIGNAL SMEALY, CHELMSFORD	-/?	++	-	+	+/-	-	--	--	--	0	~	--	-	--
CFS 223	LAND ADJACENT AND REAR OF 188 MAIN ROAD, GREAT LEIGHS, CHELMSFORD	-/?	+	+/-	+	+/-	++	++	0	0	0	~	--	0	0

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS 49	LAND SOUTH EAST OF THE LION INN, MAIN ROAD, BOREHAM	0/?	++	+/-	++	+	+/-	--	--	0	0	~	--	--	--
CFS 51	FIELD OS REF 4730, THE CHASE, BOREHAM, CHELMSFORD, ESSEX	0/?	+	+/-	++	+	+/-	--	--	--	0	~	--	-	-
CFS 52	BLAIRS FARM, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX, CM3 3AD	0/?	++	+/-	+	+/-	+/-	++/-	0	0	0	~	--	-	--
CFS 59	FIELD ADJACENT LIONFIELD COTTAGES, MAIN ROAD, BOREHAM, CHELMSFORD, ESSEX	0/?	++	+/-	++	0	+/-	--	--	--	0	~	--	-	--
CFS 81	CHANNY FARM, CHANNY LANE, BOREHAM, CHELMSFORD, ESSEX	0/?	+	+	+	+/-	+/-	++/-	0	0	0	~	--	0	-
CFS 9	LAND SOUTH OF THE LION ABND WEST OF BOREHAM VILLAGE	0/?	++	+/-	++	+	+/-	--	--	0	0	~	0	--	--
CFS 90	LAND AT ROCHESTER HOUSE 87 MAIN	0/?	+	-	+	-	+/-	--	0	0	0	~	0	-	0

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
	ROAD GREAT LEIGHS														
CFS 94	LAND AT NEWLAND GROVE NR WEST OF ESSEX REGIMENT WAY BROOMFIELD AND LITTLE WALTHAM	-/?	++	+/-	+	--	++/--	++/--	--	--	0	~	--	--	-
CFS 98	LAND SOUTH OF WOODHOUSE LANE AND EAST OF NORTH COURT ROAD LITTLE WALTHAM	0/?	+	+/-	+	-	+	++/--	0	0	0	~	--	0	-
CFS 160	LAND WEST OF WALTHAM ROAD BOREHAM	-/?	0	++	+	-	+/-	--	--	0	0	~	0	0	--
CFS 140	LAND SOUTH EAST OF MEREFIELDS MAIN ROAD, LITTLE WALTHAM	-/?	++	+/-	+	++/-	+/-	--	--	--	0	~	--	--	--
CFS 53 AND CFS 62	LAND EAST OF MAIN ROAD, BROOMFIELD	-/?	++	+/-	+	+/-	++/-	++/--	--	--	0	~	--	--	--
CFS 219	LAND NORTH OF CRICKETERS CLOSE, BROOMFIELD	0/?	++	+/-	+	+/-	++/-	--	--	--	0	~	--	--	-
CFS 139	LAND AROUND AND INCLUDING	--/?	++	+/-	+	-	++/--	++/--	--	-	0	~	--	--	--

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
	BOREHAM AIRFIELD														
17 SLAA 14	LAND SOUTH WEST OF SUNNYFIELDS SCHOOL, SCHOOL LANE	--/?	++	+/-	+	-	+/--	--	--	0	0	~	0	--	--
17 SLAA 23	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE	0/?	+	+/-	+	+/-	+/--	--	--	0	0	~	0	-	-
17 SLAA 22	LIVERY STABLES FULBOURNE FARM	0/?	++	+/-	+	+/-	--	--	--	0	0	~	0	-	-
17 SLAA 24	LAND AROUND SEWAGE WORKS GOODMAN'S LANE	0/?	+	+/-	+	+/-	+/-	--	--	--	0	~	0	-	-
17 SLAA 26	LAND EAST OF THE CRESCENT	-/?	+	+/-	+	-	+	--	--	0	0	~	0	-	-
CFS 277	187 MAIN ROAD, BROOMFIELD	0/?	+	+/-	+	--	+	++/-	0	0	0	~	0	0	0
CFS 10	MOUNT MARSHALS	0/?	+	+/-	+	-	+/--	--	--	0	0	~	--	--	-

Growth Area 2 Alternative Site Clusters

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS 156	LAND NORTH AND SOUTH OF HOLLOW LANE BROOMFIELD	-/?	++	-	+	+/-	+/-	++	0	0	0	~	--	-	-
CFS 183	LAND NORTH OF NEWLANDS SPRING AND SOUTH WEST OF BROOMFIELD VILLAGE, CHIGNAL AND BROOMFIELD, CHELMSFORD	-/?	++	+/-	+	+	+/-	++/-	--	0	0	~	--	-	--
CFS 26	NEW BUILD AT PAGLESHAM HOUSE HOLLOW LANE, BROOMFIELD, CHELMSFORD, ESSEX	0/?	+	-	+	+/-	+	++	0	0	0	~	--	0	0
Cumulative Effect		-/?	++	+/-	+	+/-	+/-	++/-	--	0	0	~	--	-	--

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
15SLAA13	LAND OPPOSITE 19 TO 23, CHURCH GREEN, BROOMFIELD	-/?	+	+/-	+	+/-	+/-	++/--	--	0	0	~	0	--	-
15SLAA47	SPORTS CENTRE, PARTRIDGE GREEN, BROOMFIELD	--/?	++	+/-	0	-	-	--	0	0	0	~	--	0	-
CFS 181	LAND NORTH AND SOUTH OF BRICK BARNES FARM	-/?	++	+/-	+	--	++/--	++/--	--	0	0	~	--	--	--
Cumulative Effect		-/?	++	+/-	+	+/-	+/-	++/--	--	0	0	~	--	-	--

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS 157	LAND NORTH WEST OF PENNYFIELDS, PARSONAGE GREEN, BROOMFIELD	-/?	++	+/-	+	+/-	--	--	--	0	0	~	--	--	--
CFS 78	STACEYS SCHOOL LANE, BROOMFIELD, CHELMSFORD, ESSEX, CM1 7HF	-/?	++	+/-	+	+/-	--	--	--	0	0	~	--	--	--
Cumulative Effect		-/?	++	+/-	+	+/-	--	--	--	0	0	~	--	--	--

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS 53 AND CFS 62	LAND EAST OF MAIN ROAD, BROOMFIELD	-/?	++	+/-	+	+/-	++/-	++/--	--	--	0	~	--	--	--
CFS 219	LAND NORTH OF CRICKETERS CLOSE, BROOMFIELD	0/?	++	+/-	+	+/-	++/-	--	--	--	0	~	--	--	-
Cumulative Effect		-/?	++	+/-	+	+/-	++/-	++/--	--	--	0	~	--	--	--



Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
15SLAA1 6	LAND EAST OF BANTERS LANE, BANTERS LANE	--/?	++	+/-	+	+/-	++/--	++/--	--	0	0	~	--	-	--
17 SLAA 1	SITE ADJACENT POND VIEW	--/?	+	+/-	+	+/-	++	--	0	0	0	~	0	-	-
Cumulative Effect		--/?	++	+/-	+	+/-	++/--	++/--	--	0	0	~	--	-	--

Summary of the Appraisal of Alternative Sites in Growth Areas 1 and 2

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS 83	LAND WEST OF THE A12 AND EAST OF SANDFORD MILL ROAD	--/?	++	++/-	+	--	+/-	-	-	-	0	~	-	-	-

Summary of the Appraisal of Alternative Sites in Growth Area 3

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
15SLAA29	LAND NORTH WEST OF BLATCH COTE	0/?	+	-	+	+/-	++	--	-	0	0	~	0	0	-
15SLAA43	7 ST GILES, MOOR HALL LANE, BICKNACRE	-/?	++	+/-	+	+/-	++/-/?	++/--	--	-	0	~	0	0/-	--
15SLAA45	LAND NORTH OF MILL LANE EAST OF BARLEY MEAD AND SOUTH OF MALDON ROAD	-/?	++	+/-	+	-	+/--	--	--	0	0	~	--	--	--
15SLAA49	LAND EAST OF LITTLE FIELDS AND NORTH OF MALDON ROAD, DANBURY, CHELMSFORD	-/?	++	+/-	+	0	+/--	--	--	0	0	~	0	--	--
CFS 104	HORSESHOE FARM, MAIN ROAD, BICKNACRE	-/?	++	-	+	+/-	+/-	++/--	--	0	0	~	0	0	--
CFS 15	20 LITTLE BADDOW ROAD DANBURY	-/?	+	+/-	++	+	+	++	0	0	0	~	--	0	-
CFS 158	LAND SOUTH OF ST ANNES, PRIORY ROAD, BICKNACRE	0/?	++	+/-	+	+/-	+/-	--	--	0	0	~	0	0	--
CFS 159	FIELD SOUTH OF JUBILEE RISE, DANBURY	--/?	+	+/-	+	+	+/--	-	0	0	0	~	--	0	-

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CFS 173	LAND ADJACENT DANBURY MISSION EVANGELICAL CHURCH MALDON ROAD, DANBURY	-/?	+	+/-	++	0	++	+/-	0	-	0	~	--	0/-	-
CFS 188	DANECROFT WOODHILL ROAD DANBURY, CHELMSFORD, ESSEX, CM3 4DY	--/?	+	+/-	+	+/-	++	++/--	0	0	0	~	--	-	-
CFS 190	LAND EAST OF 1-15 MILLFIELDS, DANBURY, CHELMSFORD	-/?	+	+/-	+	+	--	-	0	0	0	~	--	0	-
CFS 243	PLAY AREA, JUBILEE RISE, DANBURY, CHELMSFORD	-/?	+	+/-	+	0	++	-	0	0	0	~	--	0	0
CFS 274	BELL WORKS, WELL LANE DANBURY, CHELMSFORD	-/?	+	+/-	+	+/-	++	++	-	0	0	~	--	-	+
CFS 46	EVES FARM PEARTREE LANE BICKNACRE	0/?	+	-	+	+/-	++	++/--	0	0	0	~	--	0	0
CFS 280	LAND SOUTH EAST OF ILGARS FARM COTTAGES AND NORTH OF BURNHAM ROAD	-/?	++	+/-	+	+	+/--	--	--	--	0	~	0	--	--
CFS 282	LAND NORTH OF SOUTH WOODHAM FERRERS	--/?	++	+/-	+	+	+/--	--	--	0	0	~	0	--	--

Site ID	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
15SLAA50	LAND NORTH EAST OF BANKSIDE, MAIN ROAD	--/?	++	+/-	+	+	+/--	--	--	0	0	~	0	--	--
17 SLAA12	BUSHY HILL COMMUNICATIONS STATION EDWINS HALL ROAD	-/?	+	+/--	+	-	--	--	--	0	0	~	0	0	+/-

Reasons for the Selection of the Proposed Site Allocations and for the Rejection of Alternatives

Reasons for the Selection of the Proposed Site Allocations

The reasons for the selection of the proposed site allocations contained in the Pre-Submission Local Plan are set out below.

Location	Rationale
1. Chelmsford Urban Area	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by making the best use of previously developed land and existing infrastructure, reinforcing Chelmsford's regional role as 'Capital of Essex' and, facilitating urban renewal and focussing development at well-connected locations and in accordance with the Settlement Hierarchy. Supported by the Plan evidence base e.g. Traffic Modelling, Archaeological Assessment and Urban Housing Capacity Study. Viable and available. No overriding physical constraints to bringing forward the allocations in this location.
2. West Chelmsford	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, maximising opportunities for sustainable travel and delivering new and improved local infrastructure including a new primary school, neighbourhood centre and bus link. Supported by the Plan evidence base e.g. Traffic Modelling, Archaeological Assessment, Landscape Sensitivity Assessment and Heritage Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
3A. East Chelmsford (Manor Farm)	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, making the best use of existing infrastructure including capacity at Sandon School, maximising opportunities for sustainable travel, increasing opportunities for greater access to the Green Wedge, river valley and waterways and, delivering new and improved local infrastructure including a new Country Park and visitor centre and access into Sandford Mill. Supported by the Plan evidence base e.g. Traffic Modelling, Green Wedge and Green Corridor Study, Archaeological Assessment and Landscape Sensitivity Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
3B. East Chelmsford - Land North of Maldon Road (Employment)	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, fostering growth and investment and providing new jobs, increasing opportunities for greater use of the Green Wedge, and delivering new and improved local infrastructure including a new early years nursery and expansion of Sandon Park & Ride. Supported by the Plan evidence base e.g. Traffic Modelling, Green Wedge and Green Corridor Study, Archaeological Assessment and Landscape Sensitivity Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
3C. East Chelmsford - Land South of Maldon Road	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and, making the best use of existing infrastructure including capacity at Sandon School. Supported by the Plan evidence base e.g. Traffic Modelling, Green Wedge and Green Corridor Study and Landscape Sensitivity Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
3D. East Chelmsford - Land North of Maldon Road (Residential)	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and, making the best use of existing infrastructure including capacity at Sandon School. Supported by the Plan evidence base e.g. Traffic Modelling, Green Wedge and Green Corridor Study and Landscape Sensitivity Assessment.

Location	Rationale
	Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
EC1. Land North of Galleywood Reservoir, Galleywood	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and, providing opportunities to contribute towards and enhance existing services and facilities. Viable and available and supported by the Plan evidence base. No overriding physical constraints to bringing forward the allocation in this location.
EC2. Land Surrounding Telephone Exchange, Ongar Road, Writtle	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, making the best use brownfield land and, providing opportunities to contribute towards and enhance existing services and facilities. Viable and available and supported by the Plan evidence base. No overriding physical constraints to bringing forward the allocation in this location.
4. North East Chelmsford	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, fostering growth and investment and providing new jobs, maximising opportunities for sustainable travel, increasing opportunities for greater access to the Green Wedge and river valley and delivering new and improved infrastructure including new schools, areas for employment, Country Park, neighbourhood centres, a second radial distributor road and phase one of the Chelmsford North-East By-pass. Supported by the Plan evidence base e.g. Traffic Modelling and Landscape Sensitivity Assessment. Viable and available with re-phasing of minerals extraction. No overriding physical constraints to bringing forward the allocation in this location.
5A. Great Leighs – Land at Moulsham Hall	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, delivering new and improved infrastructure including a new school, neighbourhood centre and contributions towards the Chelmsford North-East By-pass. Supported by the Plan evidence base e.g. Traffic Modelling, Heritage Assessment and Archaeological Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
5B. Great Leighs – Land East of London Road	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and providing contributions towards the Chelmsford North-East By-pass. Supported by the Plan evidence base e.g. Traffic Modelling, Heritage Assessment and Archaeological Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
5C. Great Leighs – Land North and South of Banters Lane	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, by providing homes for all and providing contributions towards the Chelmsford North-East By-pass. Supported by the Plan evidence base e.g. Traffic Modelling, Heritage Assessment and Archaeological Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
6. North of Broomfield	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, maximising opportunities for sustainable travel, increasing opportunities for greater access to the Green Wedge and river valley, delivering new and improved infrastructure including a neighbourhood centre, a secondary access into Broomfield Hospital and Farleigh Hospice and contributions towards the Chelmsford North-East By-pass. Supported by the Plan evidence base e.g. Traffic Modelling, Heritage Assessment, Landscape Sensitivity Assessment and Archaeological Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
EC3. Great Leighs – Land East of Main Road	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, and providing opportunities to contribute towards and enhance existing services and facilities.

Location	Rationale
	Supported by the Plan evidence base e.g. Landscape Sensitivity Assessment, Heritage Assessment and Archaeological Assessment. The site has planning permission. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
EC4. East of Boreham	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, and providing opportunities to contribute towards and enhance existing services and facilities. Supported by the Plan evidence base e.g. Landscape Sensitivity Assessment, Heritage Assessment and Archaeological Assessment. The site has planning permission. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
GT1. Drakes Lane Gypsy and Traveller Site	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by providing homes for all. Supported by the Plan evidence base and viable and available. No overriding physical constraints to bringing forward the allocation in this location. Drainage on site subject to further investigation.
7. North of South Woodham Ferrers	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, development at well-connected locations and in accordance with the Settlement Hierarchy, delivering new and improved infrastructure including new employment opportunities and road improvements along the A132/Rettendon Turnpike Junction. Supported by the Plan evidence base e.g. Traffic Modelling, Landscape Sensitivity Assessment, Heritage Assessment and Archaeological Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location. National Grid are investigating the removal of the pylons.
8. South of Bicknacre	Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, and providing opportunities to contribute towards and enhance existing services and facilities. Supported by the Plan evidence base e.g. Landscape Sensitivity Assessment and Archaeological Assessment. Viable and available. No overriding physical constraints to bringing forward the allocation in this location.
9. Danbury	Principles and Spatial Strategy in particular by focussing development in well-connected locations, in accordance with the Settlement Hierarchy and providing opportunities to contribute towards and enhance existing services and facilities. Danbury is preparing a Neighbourhood Plan. There are several potential sites considered viable and available over the Plan period. An allocation of 100 homes is considered acceptable in terms of existing constraints (landscape, highways) and opportunities.
EC5. St Giles, Moor Hall Lane, Bicknacre	Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy and by providing homes for all. Supported by the Plan evidence base and viable and available. No overriding physical constraints to bringing forward the allocation in this location.

Reasons for the Rejection of Alternatives

The following sites were identified as potential reasonable alternatives. The sites had been promoted through the Council's SLAA, fell within a Growth Area and were in proximity to a site being promoted for preferred housing and/or employment growth. The rationale for rejecting the sites as preferred site allocations is described below.

The Council has also had regard to the outputs from the SA appraisal. The appraisal of alternative sites has revealed that as the majority of sites are located on greenfield land outside existing settlement boundaries, therefore the preferred sites typically performed better against the SA objectives in respect of land use (SA Objective 7) and landscape and townscape (SA Objective 14).

RA Location	Rationale for Rejection
Boreham CFS81 (17SLAA32)	When compared to the preferred site, this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Boreham. This site is severed from Boreham village by the A12 and would result isolated development in the countryside. It also has poorer access and connectivity to services and facilities available in Boreham village.
Boreham CFS160	When compared to the preferred site, this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Boreham. This site is severed from Boreham village by the A12 and would result in isolated development in the countryside. It also has poorer access and connectivity to services and facilities available in Boreham village.
Boreham CFS59	This site lies within a proposed Green Corridor and is no longer considered reasonable alternative to the preferred options site. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
Boreham CFS13	This site lies within a proposed Green Corridor and is no longer considered reasonable alternative to the preferred options site. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
Boreham CFS49	This site lies within a proposed Green Corridor and is no longer considered reasonable alternative to the preferred options site. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
Boreham CFS9	This site lies within a proposed Green Corridor and is no longer considered reasonable alternative to the preferred options site. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
Boreham CFS51	This site lies within a proposed Green Corridor and is no longer considered reasonable alternative to the preferred options site. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
Boreham CFS145	A western portion of this site comprises an existing commitment (EC4 - East of Boreham). A southern portion of the site lies within a proposed Green Corridor and is no longer considered a reasonable alternative to the preferred option site. The remaining non-allocated part of the site extends eastwards. It would result in development further away from the DSB compared with the preferred site. This complies less well with the Spatial Principles and Spatial Strategy by not respecting the pattern of the existing settlement of Boreham. It is also less supported by the Plan evidence base i.e. The Landscape Sensitivity and Capacity Study 2017.
Boreham CFS52	This site would result in development further away from the DSB compared with the preferred site. This complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Boreham. The site also has poorer access and connectivity to services and facilities available in Boreham village and is less supported by the Plan evidence base i.e. The Landscape Sensitivity and Capacity Study 2017.
Boreham CFS16	This site has a capacity of less than 10 dwelling and is therefore not allocated. It is only a reasonable alternative if considered as a cluster site with CFS52. However, this site has been rejected for reasons set out above.
Boreham 15SLAA3	When compared to the preferred site, this site complies less well with the Spatial Principles and Spatial Strategy. It would be a smaller scale development and less likely to deliver as much new and improved local infrastructure. It also has the potential to be more harmful to the adjoining Conservation Area. It could be considered as a cluster site with either CFS145 and/or CFS52. However, these sites have also both been rejected for reasons set out above. The Council has also not been advised that the site promoters are working together to promote a joint development.
Boreham CFS10	This site is adjacent to proposed site allocation 4 (NE Chelmsford). The Council's SLAA identifies this site has a potential capacity of 25 dwellings, and as such, the site will not deliver a comprehensively-planned new sustainable Garden Community with a range of supporting local and strategic infrastructure. Overall, this site is considered to perform less well than the preferred site against the Spatial Strategy and Spatial Principles. The Council has also not been advised that the site promoters are working together to promote a joint development.
Boreham CFS50 /CFS77	The site lies with a proposed Green Corridor and is no longer considered a reasonable alternative to the preferred options site. As such the site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
East Chelmsford CFS54	The site lies with a proposed Green Corridor and is no longer considered a reasonable alternative to the preferred options site. As such the site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
East Chelmsford CFS83	This site compares less well with Location 4 (NE Chelmsford) and the Spatial Principles and Spatial Strategy of the Local Plan, in particular by not respecting the existing pattern of settlements or locating development in well-connected locations. The site is also less well supported by the Plan evidence base including the Landscape Capacity and Sensitivity Assessment 2017. This location is within the Lower Chelmer Valley which has a landscape character that has a high sensitivity to change with significant portions of land within the floodplain. A proportion of this area is also identified by the existing Chelmer and Navigation Landscape Conservation Area designation. Furthermore, the area of the site proposed for future housing and employment development is east of the A12 Chelmsford By-pass and therefore there is uncertainty on highway access into this area for a new settlement which potentially requires a new junction or significantly improved junction on the A12 which raises issues of deliverability.

RA Location	Rationale for Rejection
	The Hammonds Farm site is severed by the A12, Maldon Road and the A414, all of which are close to capacity and experience congestion and delays to traffic. The site is situated adjacent to A12 Junction 18; consequently the expected traffic generation from a site in this location would be expected to have an additional impact on the A12 carriageway. A new settlement at Hammonds Farm could mean that benefits arising from development on the edge of the Chelmsford Urban Area are reduced as a large proportion of new development would be detached from the existing urban area, which could lead to an increase in car/traffic movements to those facilities in the city centre. The site would require access to the A414, which is a strategic route linking Maldon with Chelmsford, and the wider network. Significant growth is planned in the Maldon Local Plan, along this busy 'strategic' route which passes through urban areas, including Danbury towards the A12, Junction 18. Although the site is located close to the Sandon Park and Ride site, traffic from Hammonds Farm site would have to travel through Junction 18 to the Park and Ride facility with consequent impact on that junction. A further Park and Ride site has been suggested within the Hammonds Farm site. However, an additional Park and Ride is likely to have an effect on the viability of the neighbouring Sandon site, Chelmer Valley, and the potential additional two sites proposed in the Pre-Submission Local Plan. A large development at Hammonds Farm would also be expected to significantly increase the use of the city centre rail station, which is already close to capacity, more so than the site in NE Chelmsford which will be in close proximity to the proposed station at Beaulieu Park and will be connected into the walking and cycling routes serving the new NE Chelmsford neighbourhood. Although the Hammonds Farm site is relatively close to the proposed new rail station at Beaulieu Park travel between the two would be via the dual carriageway A12 which, as explained above, currently experiences congestion, or by rat running through minor roads to the north of the site which is unlikely to be considered acceptable.
East Chelmsford CFS100	A western portion of this site comprises the preferred option (Location 3c). The remaining site extends further to the east and to the edge of Sandon village in the south. When compared to the preferred sites (Locations 3a-3d), this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of existing settlements. Development here could undermine the distinct and separate identities of Great Baddow and Sandon and risk their coalescence. It would also not deliver or be suitable to deliver significant new employment growth as proposed in Location 3b.
East Chelmsford CFS99	When compared to the preferred sites (Locations 3a-3d), this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of existing settlements. Development here could undermine the distinct and separate identity of Sandon. It would also not deliver or be suitable to deliver significant new employment growth as proposed in Location 3b.
East Chelmsford CFS102	When compared to the preferred sites (Locations 3a-3d), this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of existing settlements. Development here could undermine the distinct identity of Sandon. It would also not deliver or be suitable to deliver significant new employment growth as proposed in Location 3b.
East Chelmsford 15SLAA21	When compared to the preferred sites (Locations 3a-3d), this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of existing settlements. This site is remote from Sandon village and would result in more isolated development in the Rural Area. It also has poorer access and connectivity to services and facilities available in CUA. It would also not deliver or be suitable to deliver significant new employment growth as proposed in Location 3b.
Great Leighs CFS141 (Little Leighs)	When compared to the preferred sites (Location 5), this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of existing settlements. Development here could undermine the distinct identity of Great Leighs. The site is severed from Great Leighs village by the A130 and would result in more isolated development in the countryside. It also has poorer access and connectivity to services and facilities available in Great Leighs village.
Great Leighs CFS119 (Little Leighs) (17SLAA25)	The Council's SLAA identifies this site has a potential capacity of 43 dwellings. When compared to the preferred sites (Location 5), this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of existing settlements. Development here could undermine the distinct identity of Great Leighs. The site is severed from Great Leighs village by the A130 and would result in more isolated development in the countryside. It also has poorer access and connectivity to services and facilities available in Great Leighs village.
Great Leighs 15SLAA28	When compared to the preferred sites (Location 5), this site is less well connected to the strategic road network and closer to the SSSI. Compared with sites 5b and 5c, this site is adjacent to areas considered to be of high landscape sensitivity.
Great Leighs CFS195 (17SLAA23)	When compared to the preferred sites (Location 5), this site is less well connected to the strategic road network and closer to the SSSI. Compared with sites 5b and 5c, this site is adjacent to areas considered to be of high landscape sensitivity.
Great Leighs CFS90	The preferred sites at location 5 will create sustainable new growth to the west, north and north-east of the village.

RA Location	Rationale for Rejection
	The Council's SLAA identifies this site has a potential capacity of 22 dwellings. It is not adjacent to other promoted sites. Being much smaller in scale compared with the proposed sites, it will be less likely to deliver new and improved local infrastructure. Overall, this site is considered to perform less well than the preferred site against the Spatial Strategy and Spatial Principles.
Great Leighs CFS223	The preferred sites (Location 5) will create will create sustainable growth to the west, north and north-east of Great Leighs village. The Council's SLAA identifies this site has a potential capacity of 8 dwellings. As such, it is only a reasonable alternative if considered as a cluster site e.g. with CFS105 (comprising an Existing Commitment in the Local Plan) although the Council has also not been advised that the site promoters are working together to promote a joint development and EC3 already has planning permission.
Great Leighs CFS120	The preferred sites (Location 5) will create will create sustainable growth to the west, north and north-east of Great Leighs village. The Council's SLAA identifies this site has a potential capacity of 294 dwellings. Overall, this site is considered to perform less well than the preferred site against the Spatial Strategy and Spatial Principles. It is less well connected to the strategic road network and closer to the SSSI. Compared with sites 5b and 5c, this site is also adjacent to areas considered to be of high landscape sensitivity.
Great Leighs CFS19	This comprises part of preferred site and should be deleted from this table as a rejected reasonable alternative.
Great Leighs 15SLAA16	This comprises two land parcels north and south of Banters Lane. When compared to the preferred sites (Location 5), the northern parcel site would result in more isolated development in the Rural Area which would not respect the pattern of the existing settlement of Great Leighs. It could also have poorer access and connectivity to services and facilities available in Great Leighs village. As such, it complies less well with the Spatial Principles and Spatial Strategy. Part of the southern parcel comprises part of preferred site. The remaining unallocated part, when compared to the preferred site, would result in more isolated development in the Rural Area and have the potential to adversely affect the adjoining LoWS and heritage assets. Being smaller in scale compared with the preferred site, it is also less likely to be able to deliver new and improved local infrastructure. Overall, this site is considered to perform less well than the preferred site against the Spatial Strategy and Spatial Principles.
Great Leighs 17SLAA14	The preferred sites (Location 5) will create sustainable growth to the west, north and north-east of Great Leighs village. The Council's SLAA identifies that the site has a potential capacity of 163 dwellings. When compared to the preferred sites (Location 5), this site is less well connected to the strategic road network and would result in more isolated development in the Rural Area which would not respect the pattern of the existing settlement of Great Leighs.
Great Leighs 17SLAA1	This site comprises a small parcel of land north Banters Lane. The Council's SLAA identifies that the site has a potential capacity of 11 dwellings, so by itself is not a reasonable alternative to proposed sites in Great Leighs. Being significantly smaller in scale compared with the preferred sites, it is less likely to be able to deliver new and improved local infrastructure and as such, this site is only a reasonable alternative if considered as a cluster site with adjoining site 15SLAA16. However, when compared to the proposed sites, both these comply less well with the Spatial Principles and Spatial Strategy e.g. they would result in more isolated development in the Rural Area which would not respect the pattern of the existing settlement of Great Leighs. They could also have poorer access and connectivity to services and facilities available in Great Leighs village. As such, they comply less well with the Spatial Principles and Spatial Strategy.
Great Leighs Cluster – 17SLAA1 and 15SLAA16	These could be considered a reasonable alternative to proposed sites if part of a cluster site. However, when compared to the preferred site, both these sites comply less well with the Spatial Principles and Spatial Strategy e.g. they would result in more isolated development in the Rural Area which would not respect the pattern of the existing settlement of Great Leighs. They could also have poorer access and connectivity to services and facilities available in Great Leighs village. The Council has also not been advised that the site promoters are working together to promote a joint development.
Great Leighs 17SLAA26	When compared to the preferred sites (Location 5), this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of existing settlements. Development here could undermine the distinct identity of Great Leighs. The site is severed from Great Leighs village by the A130 and would result in more isolated development in the countryside. It also has poorer access and connectivity to services and facilities available in Great Leighs village.
Great Leighs 17SLAA23	The Council's SLAA identifies this site has a potential capacity of 293 dwellings. However, when compared to the proposed sites, it complies less well with the Spatial Principles and Spatial Strategy e.g. it would result in more isolated development in the Rural Area which would not respect the pattern of the existing settlement of Great Leighs and it would have poorer access and connectivity to services and facilities available in Great Leighs village. It is also closer to the SSSI and less well connected to the strategic road network. Compared with sites 5b and 5c, this site is also partly within an area considered to be of high landscape sensitivity.
Great Leighs 17SLAA22	The Council's SLAA identifies this site has a potential capacity of 198 dwellings. However, when compared to the proposed sites, it complies less well with the Spatial Principles and Spatial Strategy e.g. it would result in more isolated development in the Rural Area which would not respect the pattern of the existing settlement of Great Leighs and it would have poorer access and connectivity to services and facilities available in Great Leighs village. It is also closer to the SSSI and less well connected to the strategic road network. Compared with sites 5b and 5c, this site is also partly within an area considered to be of high landscape sensitivity.
Great Leighs 17SLAA24	The Council's SLAA identifies this site has a potential capacity of 99 dwellings. However, when compared to the proposed sites, it complies less well with the Spatial Principles and Spatial Strategy e.g. it would result in

RA Location	Rationale for Rejection
	more isolated development in the Rural Area which would not respect the pattern of the existing settlement of Great Leighs and it would have poorer access and connectivity to services and facilities available in Great Leighs village. It is also closer to the SSSI and less well connected to the strategic road network. Compared with sites 5b and 5c, this site is also partly within an area considered to be of high landscape sensitivity.
Great Leighs 17SLAA25	The Council's SLAA identifies this site has a potential capacity of 24 dwellings. When compared to the preferred sites (Location 5), this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of existing settlements. Development here could undermine the distinct identity of Great Leighs. The site is severed from Great Leighs village by the A130 and would result in more isolated development in the countryside. It also has poorer access and connectivity to services and facilities available in Great Leighs village.
West Chelmsford CFS182	The preferred site (Location 2) proposes a high quality development of 800 new homes and new primary school adjoining Chelmsford's Urban Area with sustainable travel at its heart. The preferred site is adjacent to the A1060 which is the main link into Chelmsford City Centre from the west. It is considered within walking and cycling distance of the City Centre. The Council's SLAA identifies that CFS182 a potential capacity of 780 dwellings. However, when compared to the preferred site, this site complies less well with the Spatial Principles and Spatial Strategy in particular by having poorer access and connectivity into Chelmsford UA.
West Chelmsford CFS82	The preferred site (Location 2) proposes a high quality development of 800 new homes and new primary school adjoining Chelmsford's Urban Area with sustainable travel at its heart. The preferred site is adjacent to the A1060 which is the main link into Chelmsford City Centre from the west. It is considered within walking and cycling distance of the City Centre. The Council's SLAA identifies that CFS82 a potential capacity of 48 dwellings. Being smaller in scale compared with the preferred site, it is less likely to be able to deliver new and improved local infrastructure and as such, this site is only a reasonable alternative if considered as a cluster site with adjoining sites such as CFS80 and CFS182. However, when compared to the preferred site, all of these sites comply less well with the Spatial Principles and Spatial Strategy e.g. they have poorer access and connectivity into Chelmsford UA when considered individually or in combination. The Council has also not been advised that the site promoters are working together to promote a joint development.
West Chelmsford CFS80	The preferred site (Location 2) proposes a high quality development of 800 new homes and new primary school adjoining Chelmsford's Urban Area with sustainable travel at its heart. The preferred site is adjacent to the A1060 which is the main link into Chelmsford City Centre from the west. It is considered within walking and cycling distance of the City Centre. The Council's SLAA identifies that CFS80 a potential capacity of 16 dwellings. Being smaller in scale compared with the preferred site, it is less likely to be able to deliver new and improved local infrastructure. As such, this site is only a reasonable alternative if considered as a cluster site with adjoining sites such as CFS82 and CFS182. However, when compared to the preferred site, all of these sites comply less well with the Spatial Principles and Spatial Strategy e.g. they have poorer access and connectivity into Chelmsford UA when considered individually or in combination. The Council has also not been advised that the site promoters are working together to promote a joint development.
West Chelmsford Cluster CFS182, CFS82 and CFS80	The preferred site (Location 2) proposes a high quality development of 800 new homes and new primary school adjoining Chelmsford's Urban Area with sustainable travel at its heart. The preferred site is adjacent to the A1060 which is the main link into Chelmsford City Centre from the west. It is considered within walking and cycling distance of the City Centre. The Council's SLAA identifies that CFS182 has a potential capacity of 780 dwellings, CFS82 a potential capacity of 48 dwellings and CFS80 for a potential 16 dwellings. These sites could be considered a reasonable alternative if part of a cluster site. However, when compared to the preferred site, all of these sites comply less well with the Spatial Principles and Spatial Strategy e.g. they have poorer access and connectivity into Chelmsford UA when considered individually or in combination. The Council has also not been advised that the site promoters are working together to promote a joint development.
West Chelmsford/ Broomfield CFS115	Location 2 proposes 800 new homes and new primary school adjoining Chelmsford's Urban Area with sustainable travel at its heart. The preferred site is adjacent to the A1060 which is the main link into Chelmsford City Centre from the west. It is considered within walking and cycling distance of the City Centre. Location 6 North of Broomfield lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that CFS115 has a potential capacity of 30 dwellings. Being smaller in scale compared with the preferred sites, it is less likely to be able to deliver new and improved local infrastructure. As such, this site is only considered a reasonable alternative if part of a cluster site with adjoining sites such as CFS182 and/or CFS183. However, when compared to the preferred site, these sites comply less well with the Spatial Principles and Spatial Strategy e.g. they have poorer access and connectivity into Chelmsford UA when treated individually or in combination. The Council has also not been advised that the site promoters are working together to promote a joint development.
West Chelmsford/ Broomfield CFS210	Location 2 proposes 800 new homes and new primary school adjoining Chelmsford's Urban Area with sustainable travel at its heart. The preferred site is adjacent to the A1060 which is the main link into Chelmsford City Centre from the west. It is considered within walking and cycling distance of the City Centre. Location 6

RA Location	Rationale for Rejection
	North of Broomfield lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that CFS210 has a potential capacity of 37 dwellings. Being smaller in scale compared with the preferred site, it is less likely to be able to deliver new and improved local infrastructure. As such, this site is only a reasonable alternative if considered as a cluster site with adjoining sites such as CFS209, CFS182 and/or CFS183. However, when compared to the preferred site, these sites comply less well with the Spatial Principles and Spatial Strategy e.g. they have poorer access and connectivity into Chelmsford UA when treated individually or in combination. The Council has also not been advised that the site promoters are working together to promote a joint development.
West Chelmsford/ Broomfield CFS209	Location 2 proposes 800 new homes and new primary school adjoining Chelmsford's Urban Area with sustainable travel at its heart. The preferred site is adjacent to the A1060 which is the main link into Chelmsford City Centre from the west. It is considered within walking and cycling distance of the City Centre. Location 6 North of Broomfield lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that CFS209 has a potential capacity of 950 dwellings. When compared to the preferred sites, this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Broomfield or CUA. This site is separated from Broomfield village and CUA and, would result in isolated development in the countryside. It also has poorer access and connectivity to services and facilities available in Broomfield village and CUA. It could not deliver a new secondary vehicular access into the Hospital and is more remote from Chelmer Valley Secondary School.
CUA/Broomfield CFS26	The preferred site (Location 6 North of Broomfield) lie directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that CFS26 has a potential capacity of 4 dwellings. Being significantly smaller in scale compared with the preferred site, it is unlikely to be able to deliver new and improved local infrastructure. As such, this could only be a reasonable alternative if considered as a cluster site with CFS156 and/or CFS183. However, when compared to the preferred site, all these sites comply less well with the Spatial Principles and Spatial Strategy e.g. they have poorer access and connectivity into Broomfield village and Chelmsford UA. They would also weaken the gap between Broomfield village and CUA harming their distinct settlement characteristics and risking their coalescence. They would not deliver a new secondary vehicular access into the Hospital and are more remote from Chelmer Valley Secondary School.
CUA/Broomfield CFS156	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that CFS156 a potential capacity of 228 dwellings. Being smaller in scale compared with the preferred site, it is less likely to be able to deliver new and improved local infrastructure. As such, this by itself it is not a reasonable alternative to Location 6. When compared to the preferred site, this site either individually or in combination with other alternative nearby e.g. CFS183 complies less well with the Spatial Principles and Spatial Strategy. It has poorer access and connectivity into Broomfield village and Chelmsford UA. It would also erode the gap between Broomfield village and CUA harming their distinct settlement characteristics and risking their coalescence. It could not deliver a new secondary vehicular access into the Hospital and is more remote from Chelmer Valley Secondary School.
CUA/Broomfield CFS183	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that CFS183 has a potential capacity for 1317 homes. However, when compared to the preferred site, this site complies less well with the Spatial Principles and Spatial Strategy e.g. it would result in development within the gap between Broomfield village and CUA contrary to existing settlement patterns. It could also not deliver a new secondary vehicular access into the Hospital.
CUA - CFS25	The Council's SLAA identifies this as a rejected site. This site lies within an existing and proposed Green Wedge and as such it is not considered a reasonable alternative to the proposed sites in CUA. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017. The Council has successfully won planning appeals against the residential development of this site.
CUA/Broomfield CFS143	The Council's SLAA identifies this as a rejected site. This site lies within an existing and proposed Green Wedge, and largely within a designated open space. As such, it is not considered a reasonable alternative to the proposed sites in CUA. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017. This site comprises open space and therefore when compared to the proposed sites, it complies less well with the Spatial Principles by reducing residents access to open spaces.

RA Location	Rationale for Rejection
Broomfield cluster – CFS26 CFS183 and CFS156	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. When compared to the preferred sites, these sites comply less well with the Spatial Principles and Spatial Strategy e.g. they have poorer access and connectivity into Broomfield village. Development would remove the gap between Broomfield village and CUA contrary to the existing settlement pattern. It could also not deliver a new secondary vehicular access into the Hospital.
Broomfield CFS277	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that this site has a capacity of 32 dwellings so by itself would not be a reasonable alternative to the preferred site in Broomfield (Location 6). It would deliver far less new and improved local infrastructure. When compared to the preferred site in Broomfield, this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of existing settlements. Development here could undermine the distinct and separate identities of Broomfield and CUA. It could also not deliver a new secondary vehicular access into the Hospital.
Broomfield CFS78	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that CFS78 has a potential capacity for 1020 homes. However, when compared to the preferred site, this site complies less well with the Spatial Principles and Spatial Strategy e.g. it would not respect the pattern of the existing settlement of Broomfield and result in development within the gap between Broomfield village and CUA contrary to existing settlement patterns and risking their coalescence. It could not deliver a new secondary vehicular access into the Hospital and potentially be more harmful in landscape terms.
Broomfield CFS157	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that CFS157 has a potential capacity for 971 homes. However, when compared to the preferred site, this site complies less well with the Spatial Principles and Spatial Strategy e.g. it would not respect the pattern of the existing settlement of Broomfield and result in development within the gap between Broomfield village and CUA contrary to existing settlement patterns and risking their coalescence. It could not deliver a new secondary vehicular access into the Hospital and potentially be more harmful in landscape terms.
Broomfield Cluster - CFS78 and CFS157	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. Together these could deliver a significant amount of new homes, well over that proposed for Broomfield village. When compared to the preferred sites in Broomfield, these sites comply less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Broomfield. These sites would weaken the gap between Broomfield and CUA and risk their coalescence. They are also less well connected into the existing local road network, and potentially be more harmful in landscape terms and could not deliver a new secondary vehicular access into the Hospital.
Broomfield - CFS181	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). It is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. It will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that CFS181 has a potential capacity for 2040 homes. Part of this site forms preferred site. The whole site could deliver a significant amount of new homes, well over that proposed for Broomfield village. When compared to the preferred site, the remainder of the promoted site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Broomfield. It would result in some development within the gap between Broomfield village and CUA contrary to existing settlement patterns, and would significantly alter the character and setting of the village. The rest of the site is also less well connected into the existing local road network and potentially be more harmful in landscape terms.
Broomfield - 15SLAA47	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). It is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School and will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that 15SLAA47 has a potential capacity for 312 homes. The site is adjacent to the western boundary of the preferred site. When compared to the preferred site, this site complies less well

RA Location	Rationale for Rejection
	with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Broomfield. This site is less well connected into the existing local road network, could not deliver a new secondary vehicular access into the Hospital, would result in more isolated development in the Rural Area and potentially be more harmful in landscape terms. By itself it would not be a reasonable alternative to deliver 800 new homes and a new primary school.
Broomfield - CFS212	The Council's SLAA identifies this as a rejected site. This site lies within an existing and proposed Green Wedge and as such it is not considered a reasonable alternative to the proposed sites in CUA. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
Broomfield - CFS 211	The Council's SLAA identifies this as a rejected site. This site lies within an existing and proposed Green Wedge and as such it is not considered a reasonable alternative to the proposed sites in CUA. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
Broomfield CFS140	The Council's SLAA identifies this as a rejected site. This site lies within an existing and proposed Green Wedge and as such it is not considered a reasonable alternative to the proposed sites in CUA. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
Broomfield CFS53 and CFS62	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies CFS53 and CFS62 to have capacities of 247 and 221 respectively, but also as rejected sites. By themselves they would not be a reasonable alternative to the proposed site. This area also lies within an existing and proposed Green Wedge and are not considered a reasonable alternative to the proposed site. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017. Part of the site also lies within Flood Zones 2 and 3.
Broomfield CFS219	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that this site has a capacity of 202 dwellings, but also as a rejected site. By itself it would not be a reasonable alternative to the proposed site. This area also lies within an existing and proposed Green Wedge and is not considered a reasonable alternative to the proposed site. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017. Part of the site also lies within Flood Zones 2 and 3.
Broomfield Cluster – CFS53/62 and CFS219	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. When compared to the preferred site in Broomfield, these sites comply less well with the Spatial Principles and Spatial Strategy and would not be a reasonable alternative. The sites lie within an existing and proposed Green Wedge and are not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017. Part of the combined site also lies within Flood Zones 2 and 3 and development here would not respect the pattern of the existing settlement of Broomfield. The sites are less well connected into the existing local road network, would result in more isolated development in the countryside and potentially be more harmful in landscape terms.
Broomfield CFS98	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that this site has a capacity of 45 dwellings so by itself would not be a reasonable alternative to the proposed site. In combination with the proposed site, it could deliver an even larger development although this scale of development would not be supported in education terms. The Council has also not been advised that the site promoters are working together to promote a joint development.
Broomfield 15SLAA13	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital. The Council's SLAA identifies that this site has a capacity of 88 dwellings so by itself would not be a reasonable alternative to the preferred site. In combination with CFS181, it could deliver a large development although this site has also been rejected for reasons set out above. When compared to the preferred site, it also complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Broomfield. This site is less well connected into the existing local road network.
Broomfield 15SLAA13, 15SLAA47 and CFS181 Cluster	The preferred site (Location 6 North of Broomfield) lies directly adjacent to Broomfield village and the B1008 (a main link into Chelmsford City Centre from the north). Location 6 is considered in close proximity to Chelmsford's largest employer - Broomfield Hospital and Chelmer Valley Secondary School. Location 6 will also deliver a new secondary vehicular access into the Hospital.

RA Location	Rationale for Rejection
	When compared to the preferred site in Broomfield, these sites (excluding the area comprising part of preferred site 6) comply less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Broomfield. They are less well connected into the existing local road network, would result in more isolated development in the countryside and potentially be more harmful in landscape terms. They would deliver significantly more development than being proposed in Broomfield.
Danbury – 15SLAA45, CFS190, CFS243, CFS159, CFS173, 15SLAA49, CFS15, CFS274 and CFS188	There are no proposed site(s) proposed in Danbury as these will be identified through the emerging Neighbourhood Plan. The sites selected for assessment in the SA are identified in the SLAA having been submitted through the Council's 'call for sites' processes. It will be for the Danbury community and other stakeholders to consider this information and use it to inform the selection of preferred development site(s) for future growth.
Bicknacre CFS104 (East of village)	This site was subject to a recent planning appeal for 110 dwellings (Appeal Ref: APP/W1525/W/153129306). The Inspector dismissed the appeal concluding that the proposal would harm the character and appearance of the surrounding area and the rural setting of the village, and in this regard, would fail to comply with paragraph 17 of the NPPF. The Inspector also found that the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits. As such, this site has been rejected by the Council.
Bicknacre CFS46 (North East of village)	The development would result in backland development to the north of the village. When compared to the preferred sites, this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Bicknacre.
Bicknacre 15SLAA29 (North East of village)	The development would result in backland development to the north of the village. When compared to the preferred sites, this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Bicknacre. It would also be less well connected to the existing village.
Bicknacre CFS158	When compared to the preferred sites, this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Bicknacre. This site would result in more isolated development in the countryside. It would also have poorer access and connectivity to services and facilities available in Bicknacre village.
Bicknacre 15SLAA43	The western portion of this site comprises an existing commitment for specialist residential development that will be rolled over in the new Local Plan (EC4 St Giles). This will complement the existing specialist residential provision available at this location. When compared to the preferred site, remainder of this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Bicknacre. The site is also less supported by the Plan evidence base i.e. The Landscape Sensitivity and Capacity Study 2017 which identifies that it as having a low landscape capacity and high landscape sensitivity.
CUA – 15SLAA31	This site comprises open space and therefore when compared to the proposed sites, it complies less well with the Spatial Principles by reducing residents access to open spaces.
CUA – 17SLAA29	The site comprises an existing and proposed Employment Area. It complies less well with the Spatial Principles by reducing residents access to employment.
CUA – 15SLAA41	This site lies within an existing and proposed Green Wedge and as such it is not considered a reasonable alternative to the proposed sites in CUA. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
CUA – CFS275	The site already has planning permission for residential development. Construction has started so it is not considered a reasonable alternative.
CUA – CFS196	The sites lies within a proposed Green Wedge and open space designation, so is not considered a reasonable alternative to the proposed sites within the Local Plan. The site is not supported by the Plan evidence base including The Green Wedge and Green Corridor Review 2017. It complies less well with the Spatial Principles by reducing residents access to open spaces.
CUA – 15SLAA20	The western parcel of the site is proposed for allocation (Site 1h). The remaining eastern parcel comprises Eastwood House which is in employment use. Therefore allocation for residential development would comply less well with the Spatial Principles by reducing residents access to employment.
West Chelmsford CFS165	Part of the eastern parcel comprises the preferred site (Location 2) and Area for Future Recreational Use and/or SuDS. The remaining unallocated part, when compared to the preferred site, would result in more isolated development in the Rural Area and have the potential to have greater landscape impacts. The entire site would deliver a significant amount of new homes, well over that proposed for this location. When. Overall, this site is considered to perform less well than the preferred site against the Spatial Strategy and Spatial Principles.
SWF CFS282 (now 17SLAA30)	The southern area of this site comprises the preferred option (North of SWF - Location 7). The remaining part of the alternative site extends further northwards. When compared to the preferred site, this area complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of SWF. Development of the wider site would erode the gap between Woodham Ferrers and SWF Urban Area harming their distinct settlement characteristics and risking their coalescence.

RA Location	Rationale for Rejection
SWF CFS280	The majority of the site comprises the preferred option (North of SWF - Location 7). The remaining part of the alternative site extends further northwards. When compared to the preferred site, this area complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of SWF. Development of the wider site would erode the gap between Woodham Ferrers and SWF Urban Area harming their distinct settlement characteristics and risking their coalescence.
SWF 17SLAA12	The Council's SLAA identifies that this site has a capacity of 39 dwellings so by itself would not be a reasonable alternative to the preferred site. In combination with the proposed site, it could deliver a larger development. However, the site is severed from the allocated site by open space and Local Wildlife Site designations. It is also within a very prominent location considered an area of high landscape sensitivity. It is not supported by the Plan evidence base i.e. The Landscape Sensitivity and Capacity Assessment Review 2016. The Council has also not been advised that the site promoters are working together to promote a joint development. When compared to the preferred site, it complies less well with the Spatial Principles and Spatial Strategy and is less well connected into the existing local road network.
NE Chelmsford CFS94	The eastern portion of the site comprises the preferred option (NE Chelmsford - Location 4). The remaining part of the alternative site extends further westwards, west of Essex Regiment Way. This area lies within an existing and proposed Green Wedge and is not considered a reasonable alternative to the proposed site. This part of the site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.

Appendix H

Appraisal of Local Plan Policies

Key to Appraisals

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

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

Creating Sustainable Development (Strategic Policies S2 – S7)

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	+	0	0	++	+	++	<u>Likely Significant Effects</u> The Chelmsford City Council Administrative Area (the City Area) has a rich and diverse biodiversity including three designated European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC and eight SSSIs as well as a range of LNRs and LoWSSs. It also contains examples of 14 of the 20 habitats included in the Essex Biodiversity Action Plan. Its extensive green infrastructure includes the valleys and flood plain of the Rivers Chelmer, Wid and Can. The policies in this section of the Pre-Submission Local Plan will help to protect and enhance the Chelmsford City Area's biodiversity and green infrastructure. In particular, Policy S6 specifically concerns the protection and enhancement of networks of biodiversity and green infrastructure in the Chelmsford City Area including designated sites. It sets out that <i>"The Council will plan for a multifunctional network of green infrastructure which protects, enhances and, where possible, restores ecosystems, securing a net gain in biodiversity across the Council's area. The needs and potential of biodiversity will be considered together with those of natural, historic and farming landscapes, the promotion of health and wellbeing, sustainable travel, water management and climate change adaptation."</i> The protection of water quality and use of SUDS, as supported by the reasoned justification to this policy, can also protect biodiversity promote opportunities for habitat and species enhancement in the area. Overall, Policy S6 has therefore been assessed as having a significant positive effect on this objective. Policy S2 promotes sustainable development and sets out that the Council will support proposals which (inter alia) secure development that improves the environmental conditions in the area. Policy S3, meanwhile, may generate positive effects on biodiversity by reducing greenhouse gas emissions and supporting climate change adaptation. Policy S7 will help to ensure that existing green spaces are protected and that provision is made as part of new residential and employment development. These spaces will provide important elements of green infrastructure in the Chelmsford City Area which can also provide habitats for a variety of species. Overall, Policies S2, S3 and S7 have been assessed as having a positive effect on this objective. Policies S4 and S5 have been assessed as having a neutral effect on this objective. Cumulatively, the policies in this section have been assessed as having a significant positive effect on this objective. <u>Mitigation</u> None identified. <u>Uncertainties</u>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								- None identified. Assumptions - None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	++	0	0/?	-/?	-/?	0	++/-	Likely Significant Effects The presumption in favour of sustainable development set out in Policy S2 and the commitment that the Council “will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area” will help to ensure that the housing needs of the Chelmsford City Area are met. This has been assessed as having a significant positive effect on this objective. The conservation and enhancement of the historic environment (Policy S5) and natural environment (Policy S6) may restrict the delivery of housing and in consequence, negative effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals). Policies S3, S4 and S7 are considered to have a neutral effect on achievement of this objective. Although the promotion of Neighbourhood Plans in the area under Policy S4 may increase the supply of housing, the effect is uncertain and dependent on the scope/content of any Neighbourhood Plans that come forward. Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective. Mitigation - None identified. Uncertainties - The extent to which the protection and enhancement of the historic environment and natural environment restrict housing delivery is uncertain. - Although the promotion of Neighbourhood Plans in the area under Policy S4 may increase the supply of housing, the effect is uncertain and dependent on the scope/content of any Neighbourhood Plans that come forward.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<u>Assumptions</u> None identified.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++	0	++	-/?	-/?	++	++/-	<u>Likely Significant Effects</u> The presumption in favour of sustainable development set out in Policy S2 will help to ensure that the economic development needs of the Chelmsford City Area are met. The implementation of Policy S4 and Policy S7, meanwhile, will help to ensure the protection of existing, and provision of new, educational facilities and access to employment that will support improvements in skills and training across the area and the provision of accessible employment opportunities. Policies S2, S4 and S7 have therefore been assessed as having a significant positive effect on this objective. The conservation and enhancement of the historic environment (Policy S5) and natural environment (Policy S6) may restrict the delivery of employment land and in consequence, negative effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals). Policy S3 has been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - The extent to which the protection and enhancement of the historic environment and natural environment restrict employment land delivery is uncertain. <u>Assumptions</u> - None identified.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	+	0	++	+	0	++	++	<u>Likely Significant Effects</u> There is a high concentration of services and facilities within Chelmsford City Centre, a good range at South Woodham Ferrers, and a more limited range available at the Principal Neighbourhood Centres of Newlands Spring, Chelmer Village, Vineyards (Great Baddow), Moulsham Lodge/Gloucester Avenue and Beaulieu Park. In the rural areas beyond the Green Belt, the settlements of Bicknacre, Broomfield, Boreham, Danbury and Great Leighs have access to a good range of facilities and are located on important public transport corridors. The policies in this section of the Pre-Submission Local Plan will serve to protect these existing services and facilities and support new provision, enabling regeneration and reducing levels of deprivation. In particular, Policy S4 promotes community inclusion and proposals that support and strengthen local services. The reasoned justification sets out that “<i>The Council will consider favourably proposals which support and strengthen local services, with a particular focus of encouraging development that improves existing deficiencies and weaknesses in services or facilities.</i>” It also makes clear that the Council will coordinate planning and regeneration strategies to ensure that improved services, community facilities and infrastructure are provided in those areas where indices of deprivation require targeted improvements. Policy S7 seeks to ensure that existing community facilities are protected and that new residential and employment development incorporates new facilities as an integral part of the scheme. Policies S4 and S7 have therefore been assessed as having a significant positive effect on this objective. Policy S2 will ensure development which (inter alia) supports the social, economic and environmental dimensions of sustainability is secured. Policy S5 will help to protect and conserve character of urban areas and the public realm. Policies S2 and S5 have therefore been assessed as having a minor positive effect on this objective. Policy S3 has been assessed as having a neutral effect on this objective. Overall, the policies of this section will have a significant positive effect on achieving this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u>



SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								None identified.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	+	+	++	0	++	++	++	<u>Likely Significant Effects</u> The Public Health England 2015 Health Profile for Chelmsford identified that, overall, the health of Chelmsford's population is generally good. However, there are inequalities within the area. In this context, the policies of this section will help to promote healthy lifestyles and protect and enhance health services. Policy S4 seeks to maintain and improve access to social services which could include open space, leisure facilities and recreational activities. Their use can promote healthy and active lifestyles. Policy S6, meanwhile, will help to ensure that new development does not affect water quality and will protect and enhance green infrastructure, thereby supporting the health of Chelmsford City Area's communities. Policy S7 will ensure that existing healthcare facilities and open space are protected and that new residential development is accompanied by commensurate facilities, including health facilities, as an integral part of the development. Policies S4, S6 and S7 have therefore been assessed as having a significant positive effect on this objective. Policy S2 will ensure development in the Chelmsford City Area which (inter alia) secures improvements to its social and environmental conditions. Policy S3 will ensure new development is (inter alia) designed to reduce greenhouse gas emissions and is safe from all types of flooding. Policies S2 and S3 have therefore been assessed as having a minor positive effect on this objective. Policy S5 has been assessed as having a neutral effect on this objective. Cumulatively, the policies of this section will have a significant positive effect on the achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	++	+	0	0	+	++	<u>Likely Significant Effects</u> Policy S3 sets out that the Council will encourage new development that reduces the need to travel, thereby explicitly supporting the achievement of this objective and generating a significant positive effect. Policy S2 will support sustainable development by (inter alia) seeking improvements to social, environmental and economic conditions. Policy S4 will promote community inclusion and states that the Council will consider favourably proposals which support and strengthen local services, which will have a positive effect on this objective. The integration of community facilities with new development, as required by Policy S7, may also help to reduce the need to travel to access such facilities. Policies S2, S4 and S7 have therefore been assessed as having a minor positive effect on this objective. Policies S5 and S6 have been assessed as having a neutral effect on this objective. Overall, the policies of this section will have a significant positive effect on achievement of the objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	+	0	0	0	0	0	++	<u>Likely Significant Effects</u> The majority of the policies in this section of the Pre-Submission Local Plan are considered to have a neutral effect on this objective. Policy S2 will seek, wherever possible, to secure development that improves the (inter alia) environmental conditions in the area. This is considered to have a positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								Overall, the policies of this section will have a significant positive effect on achievement of the objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
8. Water: To conserve and enhance water quality and resources.	+	++	0	0	++	0	++	<u>Likely Significant Effects</u> New development will place pressure on water resources. In this context, Policy S3 will help to promote the efficient use of natural resources including water. Policy S6, meanwhile, will help to ensure that new development does not contribute to water pollution and, where appropriate, enhances water quality. It also requires water management measures. Policies S3 and S6 have therefore been assessed as having a significant positive effect on this objective. Policy S2 will also seek, wherever possible, to secure development that improves the (inter alia) environmental conditions in the area. This is considered to have a positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. Overall, the policies contained in this section are considered to have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								Assumptions None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	+	++	0	0	++	0	++	Likely Significant Effects The 2017 Strategic Flood Risk Assessment (SFRA) for the Chelmsford City Area highlights that Chelmsford has been subject to flooding from several sources of flood risk, including a significant fluvial event affecting Chelmsford City in 1947 and South Woodham Ferrers significantly affected by the 1953 North Sea storm surge. The primary fluvial flood risk is associated with the River Chelmer and its tributaries. The main urban areas at risk is Chelmsford City. Other areas that are shown to be at risk include Margaretting, Bicknacre and Writtle. The primary tidal flood risk is associated with the tidal River Crouch, Fenn Creek and Clements Green Creek. The main urban area at risk is South Woodham Ferrers. However, much of the area benefits from defences consisting of sea walls and embankments. Policy S3 specifically concerns climate change and flood risk and sets out that the Council will require that all development is safe from all types of flooding and that appropriate mitigation measures are identified, secured and implemented. In consequence, Policy S3 has been assessed as having a significant positive effect on this objective. Enhancing green infrastructure through Policy S6 can positively contribute to addressing flood risk in the Chelmsford City Area including by providing space for flood storage and increased infiltration. As recognised in the reasoned justification to Policy S6, the integration of SUDS can also help to mitigate flood risk. This policy also requires the appropriate management water on sites. Policy S6 is therefore considered to have a significant positive effect on this objective. Policy S2 will also seek, wherever possible, to secure development that improves (inter alia) the environmental conditions in the area. This is considered to have a positive effect on this objective. The remaining policies of this section have been assessed as having a neutral effect on this objective. Cumulatively, the policies of this section are considered to have a significant positive effect on achieving this objective. Mitigation None identified.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
10. Air: To improve air quality.	+	++	+	0	0	+	++	<u>Likely Significant Effects</u> By supporting proposals which reduce the need to travel (and associated emissions to air) and are designed to reduce greenhouse gas emissions, Policy S3 will help to maintain and enhance air quality in the Chelmsford City Area. This has been assessed as having a significant positive effect on this objective. Together, Policies S4 and S7 seek to promote community inclusion and ensure that both existing and new community facilities are accessible. This is likely to help reduce the need to travel. They have therefore been assessed as having a positive effect on this objective. The provision of open space can also provide 'green lungs' that can assist in maintaining and improving air quality. Policy S2 will also seek, wherever possible, to secure development that improves the (inter alia) the environmental conditions in the area. This has been assessed as having a positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. Cumulatively, the policies in this section are considered to have a significant positive effect on achieving this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	++	+	0	+	++	++	<u>Likely Significant Effects</u> Policy S3 provides the overarching policy to help mitigate and adapt to the effects of climate change. It will help to ensure that new development reduces the need to travel (and associated greenhouse gas emissions) and promotes resource (including water) efficiency. It will also ensure that development is safe from flood risk and not to worsen flood risk elsewhere. The policy has therefore been assessed as having a significance positive effect on this objective. Policy S6 is also considered to have a significant positive effect on this objective. Enhancing green infrastructure can positively contribute to addressing flood risk in the Chelmsford City Area including by providing space for flood storage and increased infiltration. The integration of SUDS can also help to mitigate flood risk. This policy also requires the appropriate management of water on sites. Together, Policies S4 and S7 promote community inclusion and ensure that both existing and new community facilities are accessible. This is likely to help reduce the need to travel (and associated greenhouse gas emissions) and they have therefore been assessed as having a positive effect on this objective. Policy S2 will seek, wherever possible, to secure development that improves the (inter alia) environmental conditions in the area. This has been assessed as having a positive effect on this objective. Policies S5 has been assessed as having a neutral effect on this objective. Overall, the effect of the policies in this section on achieving this objective is considered to be significantly positive. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	++	0	0	+	0	++	<u>Likely Significant Effects</u> Policy S3 encourages new development that minimises the use of natural resources which has been assessed as having a significant positive effect on this objective. Policy S2 will seek, wherever possible, to secure development that improves the (inter alia) environmental conditions in the area. Policy S6, meanwhile, will ensure that development does not contribute to the pollution of water and seeks enhancements to water quality where appropriate. These policies have therefore been assessed as having a positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. Cumulatively, the policies in this section will have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	+	0	0	++	0	0	++	<u>Likely Significant Effects</u> The Chelmsford City Area's cultural heritage is a key feature of the local authority area. There are 1,006 Listed Buildings, 19 Scheduled Monuments, 6 Registered Parks and Gardens and 25 Conservation Areas. There are also currently 1 Conservation Area, 1 Listed Building and 2 Scheduled Monuments on the Historic England 'At Risk' Register. Policy S5 is the overarching policy to conserve and enhance the historic environment. The policy will ensure a presumption in favour of the preservation and enhancement of heritage assets and their setting and a presumption in favour of protecting the significance of non-designated heritage assets are applied. This will help to protect and enhance the cultural heritage of the area and may help reduce the number of assets at risk. In consequence, the policy has been assessed as having a significant positive effect on this objective.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								Policy S2 will seek, wherever possible, to secure development that improves (inter alia) the environmental conditions in the area. This policy is therefore considered to have a minor positive effect on the protection and enhancement of cultural heritage. The remaining policies in this section have been assessed as having a neutral effect on this objective. The policies in this section are considered to have a significant positive effect on achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	+	0	0	++	+	+	++	<u>Likely Significant Effects</u> Policy S6 seeks to conserve and enhance the natural environment by (inter alia) directing development away from landscapes of ecological value. This will help to conserve the landscape of the Chelmsford City Area. The conservation and enhancement of the historic environment (Policy S5) will also help to ensure that key historic features that contribute to the landscape and townscape of the area are protected and enhanced. Policies S5 and S6 have therefore been assessed as having a significant positive effect on this objective. Policy S2 seeks development that improves (inter alia) the environmental conditions in the area as part of the presumption in sustainable development. This policy will therefore have a minor positive effect on the protection and enhancement of landscape and townscape. Policy S7 promotes the provision of open space which can provide landscape and amenity value and mitigate adverse impacts associated with new development. Policy S5 notes that land south of New Hall School, east and west of Avenue Approach and land around Moulsham Hall, Great Leighs is allocated for conservation/strategic landscape enhancement to protect the setting of Moulsham Hall and to create an enhanced parkland setting to the Hall. Overall, these policies have been assessed as having a positive effect on this objective. Policies S3 and S4 have been assessed as having a neutral effect on this objective.

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								The policies in this section are considered to have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those above). <u>Assumptions</u> - None identified.

How will Future Development Growth be Accommodated?

Policy S8 sets out the overall level of development that will be provided over the plan period. The appraisal of development requirements is contained in **Appendix F** and is therefore not repeated here. Policy S9, meanwhile, sets out the spatial strategy. This has also been assessed separately (see **Appendix F**) and is not repeated here. In both instances, the scores are still shown for ease of reference.

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-/?	+/-/?	-/?	+/-/?	+	++	0	0	+/-/?	<u>Likely Significant Effects</u> Within the Chelmsford City Council administrative area (the City Area) there are three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with the Blackwater, Crouch, Roach and Colne Estuaries Marine Conservation Zone three additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI), five Local Nature Reserves (LNRs) and 171 Local Wildlife Sites (LoWS). Policy S13 defines the role of the countryside and seeks to protect areas of ecological value from inappropriate development. The designation of Green Wedges and Green Corridors will also help to conserve and enhance biodiversity by protecting important habitats. Overall, this policy has been assessed as having a significant positive effect on this objective. Policy S10 prioritises the use of previously developed land in sustainable locations for employment development. However, greenfield releases will be required, which may have an effect on biodiversity. Policy S10 has therefore been assessed as having a negative effect on this objective, although the magnitude of effect is uncertain and will be dependent on the exact location of development and the ecological value of sites. Policy S11 explicitly refers to supporting green infrastructure, which would have positive effect on this objective. However the policy will also support development of a range of infrastructure, including significant transport projects, which may adversely affect biodiversity. Policies S14 and S15 have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have mixed positive and negative effects on this objective. <u>Mitigation</u> None identified. <u>Uncertainties</u> None identified (except those identified above).

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<u>Assumptions</u> None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	++	++	0	+	+	0	0	0	++/-/?	<u>Likely Significant Effects</u> The City Area's objectively assessed housing need as identified in the Objectively Assessed Housing Needs (OAHN) Study (2016) is 18,515 dwellings between 2013 and 2036 (the Plan makes provision for 21,893 dwellings), equating to an average annual rate of 805 net new homes per-year. The implementation of Policy S11 will enable delivery of infrastructure and services in line with new development. This provision is considered to have a positive effect on this objective by ensuring housing is supported by commensurate infrastructure investment. Policy S12 will also ensure timely delivery of infrastructure to support new development. Policies S10, S13, S14 and S15 have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
3. Economy, Skills and Employment: To achieve a strong and	++ /?	++	++	++	++	0	++	0	++/-	<u>Likely Significant Effects</u> Policy S10 specifically supports economic growth through a flexible and market-responsive allocation of employment land. The policy seeks to (inter alia): safeguard allocated employment areas; support the growth of rural businesses; and support large new office development in the City Centre. In addition, the policy encourages links between businesses and the two universities in the area. By seeking to focus employment growth in locations well-

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
stable economy which offers rewarding and well located employment opportunities to everyone.										served by public transport, this policy should also ensure that jobs are accessible. Overall, the policy has been assessed as having a significant positive effect on this objective. The implementation of Policy S11 and Policy S12 will enable the delivery of infrastructure and services in line with new development. This provision is considered to have a positive effect on this objective by ensuring employment development is supported by commensurate infrastructure investment and which could also help to attract inward investment. The delivery of infrastructure itself could also support the creation of employment opportunities. It is noted that the infrastructure listed in Policy S11 includes educational facilities, the delivery of which could help to ensure that there is sufficient schools capacity to accommodate future growth, and neighbourhood centres, which could support the City Area's retail offer. Overall, Policies S11 and S12 have been assessed as having a significant positive effect on this objective. Chelmsford has a strong retail sector that supports over 10,000 jobs. The implementation of Policy S14 will ensure that development follows the town centre first approach, which concentrates retail development in Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal and Local Neighbourhood Centres. This will support retail development in these locations, strengthening the role of the City Centre and will help to ensure that employment opportunities are accessible. This policy has therefore also been assessed as having a significant positive effect on this objective. Policies S10 and S15 have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective, although some uncertainty remains. Mitigation - None identified. Uncertainties - None identified (except those identified above). Assumptions - None identified.
4. Sustainable Living and Revitalisation: To promote urban	+/-	++/-	++	++	++	+	++	0	++/-	Likely Significant Effects Policy S10 will support rural businesses and reinforce the City Centre as a location for economic investment and growth. Similarly, Policy S14 will ensure that the vitality and vibrancy of the Designated Centres is maintained through a town centre first approach to main town centre uses. Both policies are expected to promote sustainable living and urban

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.										renaissance and may help to ensure that employment opportunities, facilities and services are accessible to all. In consequence, they have been assessed as having a significant positive effect on this objective. The implementation of Policy S11 will support the delivery of infrastructure and services in line with new development. This provision is considered to have a significant positive effect on this objective by ensuring new development is supported by commensurate infrastructure investment to make it sustainable. The policy may also support improvements to the public realm and help to address deprivation. Similarly, Policy S12 will ensure timely delivery of infrastructure, services and facilities to support new development. Policy S13 will indirectly contribute to ensuring most new development takes place within or around the urban areas and Key Service Settlements. This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car. This has been assessed as having a positive effect on this objective. Policy S15 has been identified as having a neutral effect on this objective. Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective. Mitigation - None identified. Uncertainties - None identified. Assumptions - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the	+/- /?	++ /-	+	++ /-	++	+	+	0	++/-	Likely Significant Effects Policy S11 is assessed as having a significant positive effect on this objective by enabling delivery of infrastructure and services in line with new development, including healthcare facilities, open space, green infrastructure, recreation provision, and cycle lanes and walking routes. The Policy also specifically notes improvements to the Army and Navy Junction (which is identified as within an Air Quality Management Area (AQMA)) as a key requirement. This could

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
Chelmsford City Area.										help reduce emission here and have positive impacts on human health. Additionally, the provision of facilities and services alongside new development could reduce the need to travel and promote walking and cycling, thereby encouraging healthy lifestyles. The construction of some of the infrastructure required may have localised impacts on health for those close to the development sites. However, these effects are expected to be temporary and not significant. New development may place pressure on existing facilities and services such as healthcare. Policy S12 will help to ensure the timely delivery of infrastructure, services and facilities to meet this increased demand and has therefore also been assessed as having a significant positive effect on this objective. The implementation of Policy S10 would help to retain employment land across the City Area and create further employment opportunities in the urban and rural areas. The implementation of Policy S14, meanwhile, will support vibrant and vital town centres. Together, these policies could ensure that employment opportunities and services facilities are accessible, helping to promote healthy lifestyles. There is also strong evidence showing that work is generally good for physical and mental health and well-being. In this context, these policies have been assessed as having a positive effect on this objective. By restricting development in the countryside, Policy S13 is expected to encourage growth in the Chelmsford Urban Area, South Woodham Ferrers and Key Service Settlements outside the Green Belt, thereby helping to ensure that development is accessible to healthcare facilities. Development in accessible locations may also help to promote walking and cycling. The protection of the Green Corridors and Green Wedges will also provide opportunities for outdoor recreation, thereby supporting healthy and active lifestyles. Policy S15 has been identified as having a neutral effect on this objective. Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+/- /?	++ /-	++ /-	++	++	+	++	0	++/-	<u>Likely Significant Effects</u> Policy S10 specifically requires that employment development is located in sustainable locations well-served by existing or planned public transport provision. This is expected to help reduce the need to travel by car by ensuring that jobs are accessible. The creation of local employment opportunities could also help to reduce out-commuting from the City Area. However, development is likely to lead to an increase in vehicle movements both during construction and when complete. Therefore, a minor negative effect has also been identified. The Chelmsford City Area includes several primary road routes which can suffer from congestion on and around them. These roads include: the main A12, which connects Chelmsford to the M25 and London; the A130, which runs north-south across Essex; and the A414. Chelmsford rail station is one of the busiest in the East of England, accommodating up to 7.5 million passenger trips per year. Policy S11 includes a range of transportation infrastructure development requirements including: additional Park and Ride sites to serve West Chelmsford and North East Chelmsford; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East By-pass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality or directly related to development. Once implemented, these measures will help to mitigate the adverse impacts of new development and would help to relieve existing congestion and promote sustainable modes of transport. Policy S11 has therefore been assessed as having a significant positive effect on this objective. Policy S12 will help to ensure the timely delivery of transport infrastructure and has therefore also been assessed as having a positive effect on this objective. The implementation of Policy S14 would ensure that retail development and other uses follow the 'town centre first' approach which contributes to the delivery of vibrant and viable town centres and is expected to reduce the need to travel to meet daily shopping needs/access jobs. Policy S14 has therefore been assessed as having a significant positive effect on this objective. As set out above, by restricting development in the countryside, Policy S13 is expected to encourage growth in and around existing built-up or urban areas. This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car. This has been assessed as having a positive effect on this objective. Policy S15 has been identified as having a neutral effect on this objective. Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective. <u>Mitigation</u>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										- None identified. Uncertainties - None identified. Assumptions - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	+/- -	+/- -	+/- -	+/- -	0	++	+	0	+/-	Likely Significant Effects Policy S13 directs development to and around the urban areas and Designated Settlements, which is expected to support opportunities for the reuse of brownfield land in turn could help to protect agricultural land. This has been assessed as having a significant positive effect on this objective. The implementation of Policy S14, meanwhile, would support the City, Town and Neighbourhood Centres; concentrating retail development in towns and designated centres, which is also expected to encourage the reuse of previously developed land. This has been assessed as having a positive effect on this objective. The implementation of Policy S10 will ensure that brownfield land is maximised in meeting employment need and prioritised in developing employment land. However, it is recognised that there are a limited number of brownfield sites that have not been earmarked for employment development and a large area of greenfield land will therefore be required to accommodate future growth. In consequence, a mixed positive and significant negative effect has been identified on this objective in respect of Policy S10. Policy S11 promotes (inter alia) the provision of green infrastructure and open space within new development. This is assessed as having a minor positive effect on this objective. However, the Policy also identifies the development of (inter alia) road improvement schemes, Park and Ride facilities, and education facilities as key infrastructure requirements. The development of this infrastructure will necessitate the development of greenfield land. Policies S12 and S15 has been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a mixed positive and significant negative effect on this objective. Mitigation - None identified. Uncertainties - None identified.

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										Assumptions None identified.
8. Water: To conserve and enhance water quality and resources.	-	+/-	-	++	++	+	0	0	++/-	Likely Significant Effects Together, Policy S11 and Policy S12 will help to ensure that development contributes towards the delivery of water supply and treatment infrastructure necessary to accommodate growth as well as green infrastructure (which can help to minimise surface water runoff). Both policies have therefore been assessed as having a significant positive effect on this objective. The implementation of Policy S13, meanwhile, will help to protect open areas, including river corridors, which can contribute to protecting water quality. This has been assessed as having a positive effect on this objective. Economic growth will increase pressure on water resources. Therefore, Policy S10 has been assessed as having a negative effect on this objective. Policy S14 and S15 have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective. Mitigation - None identified. Uncertainties - None identified. Assumptions - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion	-/?	+/-	+/?	++	++	+	0	0	++/-	Likely Significant Effects The baseline analysis highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding and parts of South Woodham Ferrers at risk from coastal flooding. In this context, ensuring that economic growth is supported (Policy S10) may have an impact on flood risk, the requirement for sites to be in a sustainable location is likely to ensure flood

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
to people and property, taking into account the effects of climate change.										risk is not increased (although this will be in part dependent on the exact location of development). The loss of greenfield land to support development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding). Overall, Policy S10 has been assessed as having a positive effect on this objective although the overall effect is uncertain dependent on location and design. Policy S11 specifically refers to the requirement for strategic flood defence measures for Chelmsford City Centre and may lead to other flood risk management measures being delivered in addition to green infrastructure which can help to manage flood risk. In consequence, this policy, together with Policy S12, are considered to have a significant positive effect on this objective. Policy S13, meanwhile, will help protect (inter alia) river corridors, which often act as floodplains, thereby having a positive effect on this objective. Policies S14 and S15 have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a significant positive and minor negative effect on this objective. Mitigation - None identified. Uncertainties - None identified (except those noted above). Assumptions - None identified.
10. Air: To improve air quality.	+/- /?	+/-	+/-	++	+	+/ ?	+/-	0	+/-	Likely Significant Effects Policy S11 includes a range of transportation infrastructure development requirements including: additional Park and Ride sites to serve West Chelmsford; North East Chelmsford; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East By-pass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality or directly related to development. Once implemented, these measures will help to mitigate the adverse impacts of new development and would help to relieve existing congestion and promote sustainable modes of transport, generating positive air quality effects (although it is recognised that their construction could result in increased emissions to air in the short term). This policy also explicitly refers to improvements to the Army and Navy Junction, which may

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										help to address existing air quality issues in this location, and the provision of green infrastructure and open space, which can help to improve local air quality. Overall, Policy S11 has been assessed as having a significant positive effect on this objective. Policy S13 is expected to encourage growth primarily in and around the Chelmsford Urban Area, South Woodham Ferrers and other Key Service Settlements outside the Green Belt. This will help to ensure that the majority of new development is accessible to key services and facilities as well as public transport, reducing the need to travel by car and associated emissions to the air. However, dependent on the location of development, existing air quality issues in the urban area, such as those in the designated Army and Navy AQMA, may be exacerbated. The policy also promotes Green Wedges and Green Corridors which could provide air quality benefits (as 'green lungs'). On balance, Policy S13 has been assessed as having a positive effect on this objective, although some uncertainty remains. Policy S12 will help to ensure the timely delivery of transport infrastructure and has therefore also been assessed as having a positive effect on this objective. Policy S10 specifically requires that employment development is located in sustainable locations well-served by existing or planned public transport provision. This is expected to help reduce the need to travel by car and associated emissions to air. The creation of local employment opportunities could also help to reduce out-commuting from the City Area. However, economic development is likely to lead to an overall increase in vehicle movements during both construction and operation. Overall, Policy S10 has also been assessed as having a minor positive and negative effect on this objective. Policy S14 is expected to have positive and negative effects. Whilst reinforcing town centres as the primary location for retail and other town centre use development it may reduce the number of journeys required to meet day-to-day needs and support sustainable transport methods. However, patterns of car use may lead to further emissions to air in these locations, thereby contributing negatively to air quality. Policy S15 has been identified as having a neutral effect on this objective. Overall, the policies in this section are considered to have minor positive and negative effects on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+/- /?	+	+/-	++	+	+	+	0	+/-	Likely Significant Effects Policy S11 includes a range of transportation infrastructure development requirements including: additional Park and Ride sites to serve West Chelmsford and North East Chelmsford; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East By-pass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality or directly related to development. Once implemented, these measures will help to mitigate the adverse impacts of new development and would help to relieve existing congestion and promote sustainable modes of transport, generating positive effects on greenhouse gas emissions. Policy S11 specifically refers to the requirement for strategic flood defence measures for Chelmsford City Centre and may lead to other flood risk management measures being delivered in addition to green infrastructure which can help to manage flood risk. In consequence, this policy is considered to have a significant positive effect on this objective. Policy S12 will help to ensure the timely delivery of transport infrastructure and required improvements and has therefore also been assessed as having a positive effect on this objective. Policy S13 is expected to encourage growth primarily in and around the Chelmsford Urban Area, South Woodham Ferrers and at the Key Service Settlements. This will help to ensure that the majority of new development is accessible to key services and facilities as well as public transport, reducing the need to travel by car and associated greenhouse gas emissions. The protection of these areas can also contribute to the mitigation of the effects of climate change, particularly through flood management. The policy has therefore been assessed as having a positive effect on this objective. Policy S10 specifically requires that employment development is located in sustainable locations well-served by existing or planned public transport provision. This is expected to help reduce the need to travel by car and associated greenhouse gas emissions. The creation of local employment opportunities could also help to reduce out-commuting from the City Area. However, economic development is likely to lead to an overall increase in vehicle movements during both construction and operation. Overall, Policy S10 has also been assessed as having a minor positive and negative effect on this objective. Policy S14 is expected to have positive effects. Reinforcing town centres as the primary location for retail and other town centre use development may reduce the number of journeys required to meet day-to-day needs and support sustainable transport methods. Policy S15 has been identified as having a neutral effect on this objective.

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										Overall, the policies in this section are considered to have minor positive and negative effects on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - The extent to which trends in car use, for example, can be stemmed and substituted with more sustainable modes of transport is uncertain. <u>Assumptions</u> - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	-	-	-	0	0	0	0	-	<u>Likely Significant Effects</u> Delivering economic growth (Policy S10) and supporting infrastructure delivery (Policy S11) will require the use of natural resources and raw materials during construction and operation and generate waste. Policies S12 - S15 have been identified as having a neutral effect on this objective. Overall, the policies in this chapter are therefore considered to have a negative effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	+/- /?	+/- /?	+/- /?	+/-	0	+	0	0	+/-/?	<u>Likely Significant Effects</u> The cultural heritage of the Chelmsford City Area is a key asset. Employment development (Policy S10) may have a negative effect on cultural heritage but it could also bring forward improvements by, for example, heritage-led development. On balance, Policy S10 has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Policy S11 identifies the delivery of green infrastructure, open spaces and public realm improvements as key infrastructure requirements. Green infrastructure and open spaces often play a role in providing a setting for cultural heritage assets. However, the development of the full range of identified infrastructure could also have negative effects on cultural heritage dependent on location and design. The policy is therefore considered to have a positive and negative effect on this objective. Protecting the countryside (Policy S13) will concentrate development in and around the urban areas and Key Service Settlements outside of the Green Belt where the City Area's listed buildings and conservation areas are largely concentrated. This may increase pressure on these assets. However, protection of the countryside can also positively support the significance and setting of these assets and historic landscapes. Overall, this policy is considered to have a positive effect on this objective. Policies S12 and S14 and S15 have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have minor positive and negative effects on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u> - None identified.

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	+/-/?	+/-	+/-/?	+/-	0	++	+	0	+/-/?	<u>Likely Significant Effects</u> There are no national landscape designations in the Chelmsford City Area but the landscape plays a key role in supporting the natural environment quality of the area. Townscapes are varied and the City Centre has areas of distinct character areas based on history and land use. Delivering employment development (Policy S10) may have a negative effect on landscape and townscapes. Effects may be incurred during both the construction and operational phases, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites). On balance, Policy S10 has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Policy S11 identifies the delivery of green infrastructure, open spaces and public realm improvements as key infrastructure requirements. Green infrastructure and open spaces are central to the landscape and townscape of the City Area. However, the development of the full range of identified infrastructure could also have negative effects on landscape. The policy is therefore considered to have a positive and negative effect on this objective. Policy S13 supports the protection of the countryside including through Green Belt, Green Wedge and Green Corridor designations. This will help to maintain and potentially enhance landscape character and in consequence, the policy has been assessed as having a significant positive effect on this objective. Policy S14 will direct new retail development to the Designated Centres, within the urban area and existing built-up areas. This is considered to have a positive effect on protecting and conserving landscapes. Policies S12 and S15 has been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have positive and negative effects on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u>



SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										None identified.

Protecting and Securing Important Assets: Securing the Right Type of Homes

SA Objective	HO1	HO2	HO3	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	0/?	<u>Likely Significant Effects</u> Policy HO1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective. Policy HO2 (Part B) relates to rural exception sites and Policy HO3 relates to provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could have adverse effects on biodiversity, this is uncertain and will be dependent on the exact scale and location of new development. However, it is noted that Policy HO2 includes criteria that only allows development where the site is not subject to any other overriding environmental or other planning constraints. The policy has therefore been assessed as uncertain as the potential for minor adverse effects remains. Policy HO3 includes criteria relating to only permitting sites that would not lead to the loss of, or adverse impact on, natural environment assets which is expected to mitigate adverse effects in this regard. Policy HO3 has therefore been assessed as having a neutral effect on this objective. The effect of Policy HO2 is considered to be more uncertain. The policies in this section are considered to have a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u> - None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	++	++	++	++	<u>Likely Significant Effects</u> Policy HO1 will help to ensure that a suitable mix of housing that meets the identified needs of the area is provided on new sites of 10 or more dwellings. Additionally, the provision of adaptable homes on sites of 10 or more units will help meet the needs of those requiring enhanced access. A proportion of self-build plots and specialist retirement accommodation provision on large sites of 100 or more will enable the wider needs of the Chelmsford City Council administrative area (the City Area), and those of the aging population, to be met. This has been assessed as having a significant positive effect on this objective. The 2015 SHMA identifies a total annual affordable housing need in Chelmsford of 175 dwellings per-annum. The provision of 35% affordable housing on sites of 115 or more dwellings or where a site comprises a maximum combined floorspace of more

SA Objective	HO1	HO2	HO3	Cumulative Effect	Commentary
					than 1,000 sqm (gross internal area). (Policy HO2) will help to meet this need, enabling access the housing market in the Chelmsford City Area. This has been assessed as having a significant positive effect on this objective. The Gypsy and Traveller Accommodation Assessment covers the period 2016 to 2033 and identifies a requirement of 8 additional nomadic Gypsy and Traveller pitches and 20 additional nomadic Travelling Showpeople plots to be developed by 2033. Policy HO3 will help to ensure that this need is met and has therefore also been assessed as having a significant positive effect on this objective. Overall, the policies of this section will have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	+	+	0	+	<u>Likely Significant Effects</u> The provision of an appropriate mix of housing (including affordable housing) will help to ensure that worker demand is met, supporting sustainable economic growth in the City Area. Policies HO1 and HO2 have therefore been assessed as having a positive effect on this objective. Policy HO3 has been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a minor positive effect on achieving this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u>

SA Objective	HO1	HO2	HO3	Cumulative Effect	Commentary
					None identified.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	++	++	++	++	<u>Likely Significant Effects</u> Together, Policies HO1 and HO2 will ensure that Chelmsford's communities, including the growing ageing population, have access to an appropriate type and mix of new housing (including affordable housing) in accessible and sustainable locations. In turn, this could help to tackle deprivation in the Chelmsford City Area. By requiring provision of onsite affordable housing, HO2 is also considered to help promote social inclusion. Policies HO1 and HO2 have therefore been assessed as having a significant positive effect on this objective. The implementation of Policy HO3 will also have a significant positive effect on this objective by supporting the provision of accommodation to meet the needs of Gypsies, Travellers and Travelling Showpeople requiring adequate community services and facilities are within reasonable travelling distance of new accommodation. Overall, the policies of this section have been assessed as having a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	+	0	+	+	<u>Likely Significant Effects</u> Policy HO1 seeks to provide a mix of housing types and specifically requires specialist accommodation on larger sites, which will help to meet the needs of the elderly population and support those with disabilities. The Policy also seeks the delivery of at least 5% of new affordable dwellings to meet Government requirements for wheelchair user dwellings on sites over 30. Policy HO3 requires adequate community services and facilities, which may include healthcare facilities, to be within reasonable travelling distance of new accommodation and will ensure a suitable level of amenity for new residents and nearby residents. Being within a reasonable travelling distance to essential services may also support opportunities for walking and cycling.

SA Objective	HO1	HO2	HO3	Cumulative Effect	Commentary
					Policy HO2 has been assessed as having a neutral effect on this objective. Overall, these policies of this section have been assessed as having a positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	+	+	+	<u>Likely Significant Effects</u> Policy HO2 requires rural exception sites to be accessible to local services and facilities and adjacent to Defined Settlement Boundaries which may help to reduce the need to travel. This has been assessed as having a positive effect on this objective. Policy HO3, meanwhile, stipulates that proposals for Gypsy, Traveller and Travelling Show People sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance and safe and convenient vehicle access can also be provided. This policy has therefore also been assessed as having a minor positive effect on this objective. Policy HO1 has been assessed as having a neutral effect on this objective. Overall, the policies in this section have been assessed as having a positive effect on this objective. <u>Mitigation</u> None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	HO1	HO2	HO3	Cumulative Effect	Commentary
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	0	?	?	?	<u>Likely Significant Effects</u> Policy HO1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective. Policy HO2 Part B relates to rural exception sites whilst Policy HO3 concerns provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could result in the loss of greenfield land, this is uncertain and will be dependent on the exact location of new development. Overall, the policies in this section have been assessed as having an uncertain effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u> - None identified.
8. Water: To conserve and enhance water quality and resources.	0	0	0	0	<u>Likely Significant Effects</u> Policy HO1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective. Although rural exception site development (Policy HO2) and Gypsies, Travellers and Travelling Showpeople sites (Policy HO3) may have an impact on water resources and could affect water quality, in view of the likely scale of development, any effects are considered unlikely to be significant. It is noted that Policy HO3 requires that proposals are served by essential facilities including water and foul drainage and this policy also seeks to avoid adverse impacts on the natural environment which may include water bodies. Overall, the policies of this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> None identified. <u>Uncertainties</u>

SA Objective	HO1	HO2	HO3	Cumulative Effect	Commentary
					- None identified. Assumptions - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	0	0	+	+/?	Likely Significant Effects Policy HO3 specifically prevents sites for Gypsies, Travellers and Travelling Showpeople being developed where there is an unacceptable risk of flooding. In consequence, this policy has been assessed as making a minor positive contribution to the achievement of this objective. Policies HO1 and HO2 have been assessed as having a neutral effect on this objective. Policy HO2 the site is not subject to any other overriding environmental or other planning constraints, which would include flood risk areas... Overall, the effect of the policies contained in this section on this objective is considered to be positive. Mitigation - None identified. Uncertainties - None identified (except that identified above). Assumptions - None identified.
10. Air: To improve air quality.	0	+	+	+	Likely Significant Effects Policy HO2 requires rural exception sites to be accessible to local services and facilities and adjacent to Defined Settlement Boundaries which may help to reduce the need to travel and associated emission to air. Policy HO3, meanwhile, stipulates that proposals for Gypsy, Traveller and Travelling Show People sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance. This policy has therefore also been assessed as having a minor positive effect on this objective. Policy HO1 has been assessed as having a neutral effect on this objective. Overall, the policies in this section have been assessed as having a positive effect on this objective.

SA Objective	H01	H02	H03	Cumulative Effect	Commentary
					<u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	+	+	+	<u>Likely Significant Effects</u> Policy HO2 requires rural exception sites to be accessible to local services and facilities and adjacent to Defined Settlement Boundaries which may help to reduce the need to travel and associated greenhouse gas emissions. Policy HO3, meanwhile, stipulates that proposals for Gypsy, Traveller and Travelling Show People sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance. This policy has therefore also been assessed as having a minor positive effect on this objective. Policy HO1 has been assessed as having a neutral effect on this objective. Overall, the policies in this section have been assessed as having a positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce,	0	0	0	0	<u>Likely Significant Effects</u> No significant affects have been identified in respect of this objective.

SA Objective	H01	H02	H03	Cumulative Effect	Commentary
reuse, recycle, recover) and ensure the sustainable use of natural resources.					<u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	0	?	0	0/?	<u>Likely Significant Effects</u> Policy HO1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective. Policy HO2 (Part B) concerns rural exception sites whilst Policy HO3 relates to provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could have adverse effects on cultural heritage, this is uncertain and will be dependent on the exact scale and location of new development (although any effects are unlikely to be significant). However, it is noted that Policy HO2 includes criteria that only allows development where the site is not subject to any other overriding environmental or other planning constraints. The policy has therefore been assessed as uncertain as the potential for minor adverse effects remains. Policy HO3 includes criteria relating to avoiding the loss of, or adverse impact on, important historic assets which is expected to mitigate adverse effects in this regard. Overall, the policies in this section are considered to have a neutral effect on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those noted above). <u>Assumptions</u> - None identified.

SA Objective	HO1	HO2	HO3	Cumulative Effect	Commentary
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	0	?	0	0/?	<u>Likely Significant Effects</u> Policy HO1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective. Policy HO2 (Part B) concerns rural exception sites whilst Policy HO3 relates to provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could have adverse effects on landscape, this is uncertain and will be dependent on the exact scale and location of new development (although any effects are unlikely to be significant). However, it is noted that Policy HO2 includes criteria that only allows development where the site is not subject to any other overriding environmental or other planning constraints. The policy has therefore been assessed as uncertain as the potential for minor adverse effects remains. Policy HO3 includes criteria relating to the intrinsic character of the countryside and natural environment and also excludes sites in the Green Belt unless there are very special circumstances, which is expected to mitigate adverse effects in this regard. Overall, the policies in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those noted above). <u>Assumptions</u> - None identified.

Protecting and Securing Important Assets: Securing Economic Growth

SA Objective	EM1	EM2	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	0	0	<u>Likely Significant Effects</u> Policies EM1 and EM2 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	0	0	0	<u>Likely Significant Effects</u> The policies of this section of the Pre-Submission Local Plan have been assessed as having a neutral effect on this objective (although it is noted that Policy EM2 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could make a very small contribution to the achievement of this objective). <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	EM1	EM2	Cumulative Effect	Commentary
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++	++	++	<u>Likely Significant Effects</u> The Council's Employment Land Review (ELR) highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. It has the largest economy in the Heart of Essex and contributed £3.4 billion to the UK economy in 2011 (around 60% of the total Heart of Essex contribution). However, the ELR found that Chelmsford has a relatively limited supply of land to accommodate future growth, particularly in respect of office uses. In this context, Policy EM1 seeks to safeguard B-Class employment uses and employment generating 'sui generis' uses in Employment Areas and protect these areas from inappropriate non-Class B uses. This policy is therefore expected to help support the retention of businesses and jobs in the Chelmsford City Area and contribute to economic growth and investment. It has therefore been assessed as having a significant positive effect on this objective. The retention of retail uses within the Primary Shopping Areas of Chelmsford City Centre and South Woodham Ferrers Town Centre will contribute to the maintenance and strengthening of the City Area's retail offer. The retention of retail uses within the Principal and Local Neighbourhood Centres will also ensure that centres help meet local needs. This has been assessed as having a significant positive effect on this objective. The policies in this section are considered to have an overall significant positive effect on achieving this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified,
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	++	++	++	<u>Likely Significant Effects</u> Policy EM1 will ensure that employment uses are retained on existing Employment Areas in the Chelmsford City Area, including within urban areas. This will contribute towards making the area attractive to inward investment, support the retention of accessible employment opportunities and contribute to urban renaissance. A significant positive effect has therefore been identified in respect of this objective. Policy EM2 will support the retention of retail uses within Chelmsford City Centre, South Woodham Ferrers Town Centre and the Neighbourhood Centres. This policy will therefore contribute directly towards maintaining and enhancing the vitality and vibrancy of these centres and will help to maintain accessibility to retail services. The policy has therefore been assessed as having a significant positive effect on this objective. Overall, the policies in this section are considered to have significant positive effect on the achievement of this objective. <u>Mitigation</u>

SA Objective	EM1	EM2	Cumulative Effect	Commentary
				- None identified. Uncertainties - None identified. Assumptions - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	+	+	+	Likely Significant Effects The implementation of Policies EM1 and EM2 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage walking and cycling by ensuring that jobs and retail services are accessible, thereby helping to reduce emissions and encourage healthy lifestyles. Further, there is a strong evidence base showing that work is generally good for physical and mental health and well-being. Overall, the policies in this section are considered to have a minor positive effect on this objective. Mitigation - None identified. Uncertainties - None identified. Assumptions - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	+	Likely Significant Effects The implementation of Policies EM1 and EM2 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage the use of public transport and walking and cycling by ensuring that jobs and retail services are accessible. It is also noted that Policy EM2 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could help to further reduce the need to travel (as residential uses in these locations would be accessible to range of jobs, services and facilities). Overall, the policies in this section are considered to have a minor positive effect on this objective.

SA Objective	EM1	EM2	Cumulative Effect	Commentary
				<u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	0	0	0	<u>Likely Significant Effects</u> Policies EM1 and EM2 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
8. Water: To conserve and enhance water quality and resources.	0	0	0	<u>Likely Significant Effects</u> Policies EM1 and EM2 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> None identified. <u>Uncertainties</u>

SA Objective	EM1	EM2	Cumulative Effect	Commentary
				- None identified. <u>Assumptions</u> - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	0	0	0	<u>Likely Significant Effects</u> Policies EM1 and EM2 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
10. Air: To improve air quality.	+	+	+	<u>Likely Significant Effects</u> The implementation of Policies EM1 and EM2 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage the use of public transport and walking and cycling thereby helping to reduce emissions to air. It is also noted that Policy EM2 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could help to further reduce the need to travel (as residential uses in these locations would be accessible to a range of jobs, services and facilities). Overall, the policies in this section are considered to have a minor positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified.

SA Objective	EM1	EM2	Cumulative Effect	Commentary
				<u>Assumptions</u> None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	+	+	<u>Likely Significant Effects</u> The implementation of Policies EM1 and EM2 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage the use of public transport and walking and cycling thereby helping to reduce associated greenhouse gas emissions. It is also noted that Policy EM2 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could help to further reduce the need to travel (as residential uses in these locations would be accessible to a range of jobs, services and facilities). Overall, the policies in this section are considered to have a minor positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	0	0	<u>Likely Significant Effects</u> Policies EM1 and EM2 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified.

SA Objective	EM1	EM2	Cumulative Effect	Commentary
				<u>Assumptions</u> None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	0	+	+	<u>Likely Significant Effects</u> Policy EM1 principally concerns the protection of employment areas and does not propose new development. In consequence, this policy has been assessed as having a neutral effect on this objective. Policy EM2 requires proposals for change of use within Primary and Secondary Frontages to provide a shop front with an active display function and entrances which relate well to the design of the host building and to the streetscene. This may support the conservation of historic assets, particularly the Conservation Areas in Chelmsford City Centre. Overall, the policies in this section are considered to have a minor positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	0	+	+	<u>Likely Significant Effects</u> Policy EM1 principally concerns the protection of employment areas and does not propose new development. In consequence, this policy has been assessed as having a neutral effect on this objective. Policy EM2 requires proposals for change of use within Primary and Secondary Frontages to provide a shop front with an active display function and entrances which relate well to the design of the host building and to the streetscene. This may support the conservation and enhancement of the City Area's townscapes. Overall, the policies in this section are considered to have a minor positive effect on this objective. <u>Mitigation</u>



SA Objective	EM1	EM2	Cumulative Effect	Commentary
				- None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

Protecting and Securing Important Assets: Protecting the Countryside

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	+/?	+/?	+/?	+/?	+/?	+/?	+/?	++/?	<u>Likely Significant Effects</u> The policies in this section of the Pre-Submission Local Plan will make a significant contribution to the protection and enhancement of the Chelmsford City Council Administrative Area's (the City Area's) rich and varied natural environment and the biodiversity it supports. In particular, Policy CO1 seeks to conserve the Green Belt, Green Wedges, Green Corridors and the Rural Area outside of the Green Belt, as designated in the Pre-Submission Local Plan. This will serve to encourage the redevelopment of urban, brownfield sites, restrict inappropriate development of greenfield land and avoid adverse impacts on biodiversity (including designated nature conservation sites in these areas) in these areas. Through Green Wedges and Green Corridors, this policy will also support the provision of multifunctional, green infrastructure assets that provide important habitats and connectivity for a variety of species. Overall, this policy has been assessed as having a significant positive effect on this objective. Policies CO2 to CO8 will together help to avoid inappropriate development in the Green Belt, Green Wedges, Green Corridors and Rural Area and have therefore been assessed as having a positive effect on this objective. Whilst these policies do allow some limited types of development, its scale is considered unlikely to generate significant adverse effects on this objective, although some uncertainty remains. Overall, the policies in this section have been assessed as having a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (beyond that referred to above). <u>Assumptions</u> - None identified.

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-/?	+	+	+	+	+	0	+	+/-/?	<u>Likely Significant Effects</u> The majority of the policies in this section are considered to have a minor positive effect on the achievement of this objective. Policies CO2, CO3 and CO4 would enable the development of affordable housing in the Green Belt, Green Wedges, Green Corridors and Rural Areas. Policy CO5 would allow appropriate infilling in these areas whilst Policy CO6 would enable change of use to residential dwellings. Policy CO8, meanwhile, will enable development where there is a proven need for a rural or agricultural workers' dwelling and this cannot be met elsewhere. Through the designation and protection of Green Belt, Green Wedges, Green Corridors and Rural Areas, Policy CO1 will help to encourage growth in the Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements, helping to address needs in these localities. The protection of the countryside may, however, reduce the ability of the City Area to meet its housing needs, although this is uncertain. Notwithstanding this, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated in all settlement categories that comprise the Settlement Hierarchy through relevant Neighbourhood Plans where appropriate and justified. Policy CO7 has been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a mixed minor positive and negative effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u> - None identified.

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	+/- /?	+	+	+	+	0	0	+	+/- /?	<u>Likely Significant Effects</u> It is anticipated that Policy CO1 will encourage growth in the Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements, helping to ensure that existing and proposed employment opportunities are accessible. However, protection of the countryside may reduce the availability of potential employment sites, although this is uncertain. Overall, the policy has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains. Policy CO4 allows (subject to conditions) the expansion of existing businesses in Rural Areas which is expected to help support the growth of the rural economy. Policies, CO2, CO3, CO5 and CO8, meanwhile, allow development associated with agriculture and forestry (including rural worker dwellings) and limited infilling in the Green Belt, Green Wedges, Green Corridors and Rural Areas which will also be expected to help support the rural economy. Overall, these policies have been assessed as having a minor positive effect on this objective. Policies CO6 and CO7 have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a minor positive effect on achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u> - None identified.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of	+	+	+	+	+	+	0	+	+	<u>Likely Significant Effects</u> Through the designation and protection of Green Belt, Green Wedges, Green Corridors and Rural Areas, Policy CO1 will help to encourage growth in the Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt (although new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
rural centres, tackle deprivation and promote sustainable living.										Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). This may support urban renaissance and regeneration and help ensure that new development is accessible to a range of jobs, services and facilities. Policy CO1 has therefore been assessed as having a positive effect on this objective. Policies CO2, CO3 and CO4 would enable the development of affordable housing and community facilities and services and support rural businesses in the Green Belt, Green Wedges, Green Corridors and Rural Areas. Policy CO5 would allow appropriate infilling in these areas whilst Policy CO6 would enable change of use to residential dwellings. Policy CO8, meanwhile, will enable development where there is a proven need for a rural or agricultural workers' dwelling and this cannot be met elsewhere. Together, these policies are expected to help ensure that needs in rural areas are met and that appropriate economic growth is supported. Policy CO7 has been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a positive effect on achieving this objective. Mitigation - None identified. Uncertainties - None identified. Assumptions - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	+	+	+	+	0	0	0	0	+	Likely Significant Effects Policies CO1, CO2, CO3 and CO4 seek to protect the Chelmsford City Area's Green Belt, Green Wedges, Green Corridors and Rural Areas but also allow appropriate sports and recreational facilities to be developed in these areas. This is expected to help maintain and enhance access to informal and formal recreation opportunities and the countryside, helping to promote healthy lifestyles. By restricting development in the countryside, these policies are also expected to encourage growth in Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt, thereby helping to ensure that development is accessible to healthcare facilities (although new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										be allocated through relevant Neighbourhood Plans where appropriate and justified). Development in accessible locations may also help to promote walking and cycling. Whilst these policies could result in a lack of investment in the rural areas, it is noted that they allow for development in the countryside that secures the retention and / or enhancement of a community facility. The remaining policies in this section have been assessed as having a neutral effect on this objective. Cumulatively, the policies in this section are considered to have a positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	+	+	0	0	0	0	+	<u>Likely Significant Effects</u> By restricting development in the countryside, Policy CO1 is expected to help encourage growth in urban areas (although as noted above, new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car. This has been assessed as having a positive effect on this objective. Policies CO2, CO3 and CO4 would allow the development of local community facilities in rural areas where there is a demonstrable need (new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). The development of community facilities could enable access to facilities locally and therefore reduce the need to travel. The policies also support development of essential infrastructure, with Policy CO2 specifically identifying transport infrastructure as appropriate development in the Green Belt. This may contribute to

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										improved transport infrastructure in the wider Chelmsford City Area. The policies are therefore assessed as having minor positive effects on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. The policies in this section have been assessed as having a minor positive effect on this objective. Mitigation - None identified. Uncertainties - None identified. Assumptions - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	++	+/- I?	+/- I?	+/- I?	-I?	+/- I?	-I?	0	+/-I?	Likely Significant Effects Policy CO1 seeks to protect the Chelmsford City Area's Green Belt, Green Wedges, Green Corridors and Rural Areas. Indirectly, this is expected to help encourage the reuse of previously developed sites in Chelmsford's urban areas and Designated Settlements ahead of greenfield land and help to protect agricultural land. Part C of Policies CO2, CO3, CO4 would support the redevelopment of previously developed land in the Green Belt, Green Wedges and Green Corridors, and Rural Areas. However, the policies would also allow some new build and replacement buildings, which could be developed on greenfield land. The policies have therefore been assessed as having a positive and negative effect on this objective, although the extent is uncertain. Policy CO6 supports the change of use of land and buildings, thereby supporting the development of brownfield land, but also would allow engineering operations, which may make use of greenfield land. The policy has therefore been assessed as having a positive and negative effect on this objective, although the extent is uncertain. The implementation of policies CO5 and CO7 could result in the loss of greenfield land. These policies have therefore been assessed as having a minor negative effect

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										on this objective, although this is uncertain and will be dependent on the exact scale and location of new development. Policy CO8 only allows for development where the need cannot be met by re-using, extending or adapting an existing building on the holding and as such has been assessed as having a negligible effect. Cumulatively, the policies in this section are considered to have a positive and negative effect on this objective. Mitigation - None identified. Uncertainties - None identified (beyond those above). Assumptions - None identified.
8. Water: To conserve and enhance water quality and resources.	+	0	0	0	0	0	0	0	+	Likely Significant Effects Policy CO1 seeks to protect the Chelmsford City Area's Green Belt, Green Wedges, Green Corridors and Rural Areas. These areas can contribute to water storage and help filtration, generating beneficial effects in terms of water quality. Policies CO2 to CO4 allow the development of essential infrastructure in the Green Belt, Green Wedges, Green Corridors and Rural Areas, which could include Wastewater Treatment Works (WwTW) or improvements to the sewerage network. However, this is uncertain and therefore a neutral effect has been identified. The remaining policies in the section are considered to have a neutral effect on this objective. Overall, the policies in this section are considered to have minor positive effect on this objective. Mitigation None identified.

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	+	0	0	0	0	0	0	0	+	<u>Likely Significant Effects</u> Policy CO1 seeks to protect the Chelmsford City Area's Green Belt, Green Wedges, Green Corridors and Rural Areas. These areas contain a number of rivers and protection of this land will contribute to effective water storage and help manage the effects of flood risk. The policy will therefore positively contribute to delivery of this objective. Policies CO2 to CO4 allow the development of essential infrastructure in the Green Belt, Green Wedges, Green Corridors and Rural Areas, which could include flood defences. However, this is uncertain and therefore a neutral effect has been identified. The remaining policies in the section are considered to have a neutral effect on the objective. Overall, the policies in this section will make a positive contribution to achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
10. Air: To improve air quality.	+/?	0	0	0	0	0	0	0	+/?	<u>Likely Significant Effects</u> Policy CO1 is expected to encourage growth primarily in the Chelmsford Urban Area, South Woodham Ferrers and other key settlements. This will help to ensure that the majority of new development is accessible to key services and facilities as well as public transport, reducing the need to travel by car and associated emissions to the air.

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										However, dependent on the location of development, existing air quality issues in the urban area, such as those in the designated Army and Navy AQMA, may be exacerbated. The policy also promotes Green Wedges and Green Corridors which could provide air quality benefits (as 'green lungs'). On balance, Policy CO1 has been assessed as having a positive effect on this objective, although some uncertainty remains. The remaining policies in this section have been assessed as having a neutral effect on this objective. The policies in this section have been assessed as having a minor positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those above). <u>Assumptions</u> - None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	0	0	0	0	0	0	0	+	<u>Likely Significant Effects</u> By setting out protection for the countryside, Policy CO1 is expected to help encourage growth primarily in the City, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt. This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car and associated emissions to air. The protection of these areas can also contribute to the mitigation of the effects of climate change, particularly flood management. This has been assessed as having a positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. The policies in this section have been assessed as having a minor positive effect on this objective.

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	0	0	0	0	0	0	0	0	<u>Likely Significant Effects</u> It is not considered that the policies in this chapter will have a significant effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	+	?	?	+	?	?	0	?	+/?	<u>Likely Significant Effects</u> Policy CO1 seeks to protect Chelmsford City Area's Green Belt, Green Wedges, Green Corridors and Rural Areas. Whilst this may place development pressure on cultural heritage assets in the towns and larger settlements, on balance it is expected to help conserve historic character and setting. The policy has therefore been assessed as having a positive effect on this objective. Policy CO4 is also considered to have a positive effect on this objective by allowing residential development in rural areas that (inter alia) secures the optimal viable use of a heritage asset or enables the future of a heritage asset to be secured. Policy CO5 would allow infilling within the villages in the Green Belt, Green Wedges, Green Corridors and Rural Areas. The policy requires that development does not

SA Objective	C01	C02	C03	C04	C05	C06	C07	C08	Cumulative Effect	Commentary
										detract from the existing character of the area, which may help limit any impact on the setting of heritage assets. However, the effect on this objective is uncertain dependent on location and design. Policy C06 would ensure that in changing the use of buildings no substantial reconstruction works are required and that buildings are in keeping with its surroundings. This may help to reduce adverse impacts on heritage assets although this is uncertain. There may also be impacts from engineering operations although this is also uncertain. The implementation of policies C02, C03 and C08 could also result in positive or adverse effects on the historic environment. However, this is uncertain and will be dependent on the exact scale, location and design of new development that is permitted under these policies. Policy C07 would not allow development that is out of keeping with context and surroundings or would result in any other harm. The policy is therefore considered to have a neutral effect on this objective by ensuring that harm is considered when development proposals are put forward. Overall, the policies are considered to have a minor positive effect on achieving this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u> - None identified.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	++	++	++	++	++	++	++	?	++	<u>Likely Significant Effects</u> The landscape character of the Chelmsford City Area is divided into two National Landscape Character Areas (NCAs): South Suffolk and North Essex Clayland to the north and Northern Thames Basin to the south. These areas have distinctive character and the policies of this section will ensure that this is conserved and enhanced. The implementation of Policy C01 in particular would have positive effects on this objective as it seeks to protect designated Green Belt, Green Wedges, Green Corridors and the Rural Area. This would contribute to the protection and enhancement of the character and quality of the landscape.

SA Objective	C01	C02	C03	C04	C05	C06	C07	C08	Cumulative Effect	Commentary
										Other policies in this section would ensure that new buildings in the countryside do not adversely impact on the openness of the Green Belt (Policy CO2), conflict with the purpose of the Green Wedges and Green Corridors (Policy CO3) or adversely impact on the intrinsic character and quality of the Rural Area (Policy CO4). Additionally, Policy CO5 will ensure infilling in these designated areas does not detract from the existing character of the area. These policies are therefore expected to help maintain landscape and townscape character by (inter alia) preventing settlement coalescence, urban sprawl and encroachment on the countryside. In addition, Policies CO6 and CO7 would ensure that changes of use, engineering operations and extensions would not harm these designations. The implementation of Policy CO8 could result in positive or adverse effects on landscape, although this is uncertain and will be dependent on the exact scale, location and design of new development supported by this policy. Overall, the policies in this section are considered to have a significant positive effect on achieving this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u> - None identified.

Protecting and Securing Important Assets: Protecting the Historic Environment

SA Objective	HE1	HE2	HE3	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-/?	-/?	-/?	-/?	<u>Likely Significant Effects</u> The protection of designated historic assets including listed buildings and conservation areas (Policy NE1); retention of the significance of non-designated historic assets (Policy NE2); and protection, enhancement and preservation of archaeological sites (Policy NE3) may restrict the delivery of housing and in consequence, negative effects on this objective have been identified in respect of these policies (although this would be dependent on the exact location of development proposals). <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	HE1	HE2	HE3	Cumulative Effect	Commentary
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	-/?	-/?	-/?	-/?	<u>Likely Significant Effects</u> The protection of designated historic assets including listed buildings and conservation areas (Policy NE1); retention of the significance of non-designated historic assets (Policy NE2); and protection, enhancement and preservation of archaeological sites (Policy NE3) may restrict the delivery of new employment development and in consequence, negative effects on this objective have been identified in respect of these policies (although this would be dependent on the exact location of development proposals). <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	+	+	0	+	<u>Likely Significant Effects</u> Policies HE1 and HE2 will help to conserve and enhance the character of urban areas and the public realm. They have therefore been assessed as having a positive effect on this objective. Overall, the effect of the policies in this section on achievement of the objective is considered to be positive. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	HE1	HE2	HE3	Cumulative Effect	Commentary
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> None identified.

SA Objective	HE1	HE2	HE3	Cumulative Effect	Commentary
					<u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
8. Water: To conserve and enhance water quality and resources.	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	HE1	HE2	HE3	Cumulative Effect	Commentary
10. Air: To improve air quality.	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> None identified.

SA Objective	HE1	HE2	HE3	Cumulative Effect	Commentary
the sustainable use of natural resources.					<u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	++	++	++	++	<u>Likely Significant Effects</u> This section of the Pre-Submission Local Plan forms the central core of policies for realising this objective. The policies will contribute significantly to its achievement and ensure that the Chelmsford City Area's significant cultural heritage, including over 1,000 listed buildings, 19 Schedule Monuments, 8 Registered Parks and Gardens, and 25 conservation areas, is conserved and enhanced. The policies provide mechanisms for conserving and enhancing both designated assets (Policy HE1) and non-designated historic assets (Policy HE2) whilst also preserving archaeological assets (Policy HE3). Cumulatively, the policies in this section are considered to have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	++	++	0	++	<u>Likely Significant Effects</u> Historic assets contribute to the character of landscapes and townscapes. In this context, the implementation of Policies HE1 and HE2 would help to protect Chelmsford City Area's townscapes and wider landscapes through the protection of listed buildings, conservation areas, registered parks and gardens (Policy HE1) and non-designated historic assets (Policy HE2) and their settings. The effect of Policy NE3 is considered to be neutral. Overall, the policies in this section are considered to have a significant positive effect on achievement of this objective. <u>Mitigation</u>



SA Objective	HE1	HE2	HE3	Cumulative Effect	Commentary
					- None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

Protecting and Securing Important Assets: Protecting the Natural Environment

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	++	0	+	++	<u>Likely Significant Effects</u> The policies in this section of the Pre-Submission Local Plan will make a significant contribution to the protection and enhancement of Chelmsford City Council Administrative Area's (the City Area's) rich and varied natural environment. This includes three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC, together with four additional sites within approximately 10 km. There are also eight SSSIs covering over 2,412 hectares and a range of LNRs and LoWSs. The area also contains examples of 14 of the 20 habitats included in the Essex Biodiversity Action Plan. In particular, Policy NE1 specifically seeks to ensure that these biodiversity assets are conserved by protecting them from harm and encouraging biodiversity enhancement. Policy NE2 will also have a significant positive effect on this objective as it seeks the conservation of protected trees and woodland. They are important habitats for a variety of species. Policy NE4 requires that renewable energy and low carbon technology development causes no demonstrable harm to local wildlife or their habitats. This will have a minor positive effect on this objective by helping to ensure that development does not have adverse ecological impacts. Policy NE3 has been assessed as having a neutral effect on this objective. Overall, the policies in this section will have a significant positive effect on achieving this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-/?	-/?	0	0	-/?	<u>Likely Significant Effects</u> Policy NE1 would ensure development does not result in unacceptable harm to designated sites of international, national and local importance and any other site where protected species are likely or known to be present. Policy NE2 would ensure that there is no unacceptable harm from new development on protected trees, woodland and non-protected landscapes. These policies may therefore restrict the delivery of housing and in consequence, negative

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals). The effect of Policies NE3 and NE4 on achievement of the objective is considered to be neutral. Overall, these policies are considered to have a minor negative effect on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u> - None identified.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	-/?	-/?	0	+	+/-/?	<u>Likely Significant Effects</u> Policy NE1 would ensure development does not result in unacceptable harm to designated sites of international, national and local importance and any other site where protected species are likely or known to be present. Policy NE2 would ensure that there is no unacceptable harm from new development on protected trees, woodland and non-protected landscapes. These policies may therefore restrict the delivery of employment land and in consequence, negative effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals). Policy NE4 would support development of renewable energy and low carbon developments, thereby supporting the potential for economic growth and jobs in these sectors. This policy is therefore considered to have a positive effect on this objective. The effect of Policy NE3 on achievement of the objective is considered to be neutral. Overall, these policies are considered to have a minor positive and negative effect on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified.

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						<u>Assumptions</u> None identified.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	0	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	+	+	+	+	+	<u>Likely Significant Effects</u> The implementation of Policies NE1 and NE2 will help to protect and enhance the City Area's habitats which can also provide recreational benefits and support the promotion of healthy lifestyles and 'green lungs'. In this context, the policies have been assessed as having a positive effect on this objective. The implementation of Policy NE3 will help to ensure that development does not take place in areas of flood risk, helping to protect human health. This has also been assessed as having a positive effect on this objective. Policy NE4 requires that renewable energy and low carbon development causes no demonstrable harm to residential amenity which may help to avoid adverse impacts on human health arising from the construction and operation of development. Overall, the policies in this section are considered to have a positive effect on this objective. <u>Mitigation</u> None identified.

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						<u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	0	0	0	0	<u>Likely Significant Effects</u> The policies in this section are considered to have a neutral effect on this objective. The development of renewable energy and low carbon technologies may have an impact on transport movements during construction although any effects would be temporary (i.e. during construction) and not significant. It is also noted that Policy NE4 requires that proposals do not have a detrimental impact on highway safety. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	0	0	0	0	0	<u>Likely Significant Effects</u> The effect of the policies in this section on achievement of the objective is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u>

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						None identified.
8. Water: To conserve and enhance water quality and resources.	+	+	++	0	+	<u>Likely Significant Effects</u> The implementation of Policy NE3 will ensure appropriate water management infrastructure, such as Sustainable Urban Drainage Systems (SUDS) supports new major development in the Chelmsford City Area. Other policies in this section will ensure conservation of biodiversity (NE1) and protection of preserved trees and woodland which can play a role in managing water resources. Policy NE4 has been assessed as having a neutral effect on this objective. Overall, the policies are considered to have a minor positive effect on achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	0	+	++	0	++	<u>Likely Significant Effects</u> The 2008 Strategic Flood Risk Assessment (SFRA) for the Chelmsford City Area highlights that there are 502 properties at risk of flooding in the River Chelmer Catchment. Surface water flooding is also a potential constraint, particularly in the urban areas of Chelmsford and South Woodham Ferrers where a number of areas are identified as being at a medium or high risk of coastal flooding. Policy NE3 will ensure that inappropriate development in areas at risk of flooding is discouraged/effects are mitigated in accordance with a sequential, risk-based approach and that new development does not give rise to flood risk elsewhere. The incorporation of techniques such as Sustainable Urban Drainage Systems (SUDS) in major development is also required by Policy NE3. The retention of tree cover (Policy NE2) can also contribute positively to the management of flood risk. Trees use more water than other vegetation types, and can also delay the passage of rainwater to streams and rivers.

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						Policies NE1 and NE4 have been assessed as having a neutral effect on this objective. Overall, the policies in this section will have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
10. Air: To improve air quality.	+	+	0	+	+	<u>Likely Significant Effects</u> The implementation of Policies NE1 and NE2 will help to protect and enhance the City Area's habitats which can provide 'green lungs' that assist in maintaining and improving air quality. In this context, the policies have been assessed as having a positive effect on this objective. Policy NE4 will support the transition towards a low carbon economy. This will have positive effects on air quality by reducing the emissions associated with the combustion of fossil fuels. Policy NE3 has been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	+	++	++	++	<u>Likely Significant Effects</u> Policy NE4 is the primary policy in the Pre-Submission Local Plan relating to the development of renewable and low carbon technologies and it is expected to help reduce greenhouse gas emissions associated with energy use. The policy has therefore been assessed as having a significant positive effect on this objective (although it is recognised that renewable energy development can result in greenhouse gas emissions during construction and through the embodied carbon in materials). Policy NE3 will contribute to mitigating the effects of climate change by ensuring that new development avoids areas of flood risk. This has been assessed as having a significant positive effect on this objective. Policy NE2 is considered to have a minor positive effect on this objective. Trees have an important role in managing the effects of climate change as well as natural variability in climate, through flood alleviation, the temporary storage of flood water and shading of buildings, for example. Their protection can therefore contribute to meeting this objective. Policy NE1 has been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	0	0	+	+	<u>Likely Significant Effects</u> Low carbon and renewable energy development will help reduce the use of fossil fuels, thereby having a positive effect on this objective. Their development will result in increased resource use and the generation of waste. However, given the scale of anticipated development, this is not expected to be significant, and overall the policy is assessed as having a positive effect on this objective. Other policies in this section are considered to have a minor positive effect on this objective. The policies in this section are considered to have a minor positive effect on achieving this objective.

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						<u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	0	++	0	+/?	++/?	<u>Likely Significant Effects</u> Policy NE2 seeks to protect preserved trees, woodland and non-protected landscapes which contribute to character and setting. It also seeks to preserve trees in Conservation Areas, which often form a significant part of the character of these assets. Overall, Policy NE2 has been assessed as having a significant positive effect on this objective. The implementation of Policy NE4 will ensure that renewable energy development does not have an unacceptable visual impact which may help to avoid adverse impacts on heritage assets arising from development, although some uncertainty remains. Policies NE1 and NE3 have been assessed as having a neutral effect on this objective. Overall, the policies in this section have been assessed as having a significant positive effect on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (beyond those noted above). <u>Assumptions</u> - None identified.

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	+	++	0	+	++	<u>Likely Significant Effects</u> The implementation of Policy NE1 would protect designated sites and other areas where protected species are likely to be present. Designated sites often form part of broader landscapes and contribute to their character. Policy NE1 has therefore been assessed as having a positive effect on this objective. Policy NE2 seeks protection of preserved trees, trees in conservation areas, woodland and non-protected landscapes. The policy would therefore support the important contribution that these elements make to the Chelmsford City Area's landscapes and townscapes. This has been assessed as having a significant positive effect on this objective. Policy NE4 would not allow renewable energy development that would have an unacceptable visual impact. This has been assessed as having a positive effect on this objective. Policy NE3 has been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

Protecting and Securing Important Assets: Delivering and Protecting Community Facilities

SA Objective	CF1	CF2	CF3	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	?	+	0	+/?	<u>Likely Significant Effects</u> Whilst the development of new community facilities and services could have adverse effects on biodiversity, this is uncertain and will be dependent on the exact type, scale and location of development. Further, new provision may include open space which could have beneficial effects on this objective in terms of habitat creation. The protection of assets (Policy CA2) is likely to have a minor positive effect on this objective. Assets include open spaces, which make an important, positive contribution to the green infrastructure network in the Chelmsford City Council Administrative Area (the City Area). Overall, the policies in this section are considered to have a minor positive effect on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except those identified above). <u>Assumptions</u> - None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	0	0	+	0	<u>Likely Significant Effects</u> Policies CF1 and CF2 have been assessed as having a neutral effect on this objective. Policy CF3 is considered to be a minor positive effect as the policy may lead to the release of land for housing where suitable. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	CF1	CF2	CF3	Cumulative Effect	Commentary
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++	++	0	++	<u>Likely Significant Effects</u> The development of new community facilities and services (Policy CA1) and the protection of existing assets, including open spaces, recreation and tourist spaces (Policy CA2), will help to make the Chelmsford City Area an attractive place to work and invest in. Both policies will also help to ensure the protection of existing, and provision of new, educational facilities. Policy CF3 permits the change of use or redevelopment of educational establishments, but only where they are surplus to requirements and as such it is considered to have a neutral effect against this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote	++	++	0	++	<u>Likely Significant Effects</u> By helping to protect existing services and facilities and focusing new service provision and development more generally in accessible locations, Policies CF1and CF2are likely to have a significant positive effect on this objective. Access to areas of open space and other recreational opportunities is fundamental to achieving equality of opportunity, particularly for deprived areas and certain groups in society who can become marginalised. These policies are therefore likely to have a significant positive effect on this aspect of the objective. Overall, Policies CF1and CF2are considered to have a significant positive effect on this objective. <u>Mitigation</u> None identified.

SA Objective	CF1	CF2	CF3	Cumulative Effect	Commentary
sustainable living.					<u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	++ I?	++	0	++/?	<u>Likely Significant Effects</u> The implementation of Policies CF1and CF2will support the retention of existing, and provision of new, community facilities. Such assets include healthcare facilities and services. The policies are therefore considered to have a direct positive effects on this objective. The protection of existing open space and recreational facilities, and provision of new facilities, will also help to support and promote healthy lifestyles by providing opportunities for outdoor recreation and activities. Additionally, Policy CF1specifically seeks adequate cycling and walking links within new development and requires adequate provision for access for those with disabilities. Whilst the construction of community facilities and services could have adverse effects on human health, this is uncertain and will be dependent on the exact type, scale and location of development. Overall, Policies CF1and CF2are considered to have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (beyond those identified above). <u>Assumptions</u> - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and	+	+	0	+	<u>Likely Significant Effects</u> The policies in this section are considered to have a minor positive effect on achievement of this objective. Policy CF1seeks to locate new community facilities and services where adequate provision for travel by public transport, walking and cycling links can be made. Policy CF2, meanwhile, ensures the retention of community facilities with loss only accepted should (inter alia) provision be met by an easily-accessible existing or new facility in the settlement concerned. <u>Mitigation</u>

SA Objective	CF1	CF2	CF3	Cumulative Effect	Commentary
align investment in infrastructure with growth.					- None identified. Uncertainties - None identified. Assumptions - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	0	0	0	0	Likely Significant Effects The policies contained in this section have been assessed as having a neutral effect on this objective. Mitigation - None identified. Uncertainties - None identified (beyond those identified above). Assumptions - None identified.
8. Water: To conserve and enhance water quality and resources.	?	+	0	+/?	Likely Significant Effects Whilst the development of community facilities and services could have adverse impacts on water resources, this is uncertain and will be dependent on the exact type, scale and location of development. Further, open space provision could help to protect and enhance water quality (by reducing surface water runoff). By protecting (inter alia) open spaces, which can positively support effective water management, Policy CF2 is considered to have a minor positive effect on this objective. Overall, the policies contained in this section are considered to have a minor positive effect. Mitigation None identified. Uncertainties

SA Objective	CF1	CF2	CF3	Cumulative Effect	Commentary
					- None identified (beyond those referred to above). Assumptions - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	?	+	0	+/?	Likely Significant Effects Open spaces in development can contribute to management of surface water runoff. Policy CF2 has therefore been assessed as having a positive effect on this objective as it seeks to protect (inter alia) open spaces in the Chelmsford City Area. Whilst the development of community facilities and services (Policy CF1) could affect, or be affected by, flood risk, this is uncertain and will be dependent on the exact type, scale and location of development. Further, open space provision could help to protect and enhance water quality (by reducing surface water runoff). Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains. Mitigation - None identified. Uncertainties - None identified (beyond those identified above). Assumptions - None identified.
10. Air: To improve air quality.	+/?	+	0	+/?	Likely Significant Effects By helping to protect existing services and facilities (Policy CF2) and focusing new facilities and service provision in locations accessible by public transport, walking and cycling (Policy CF1), these policies are likely to reduce the need to travel by private car and the associated emissions. Promoting the protection of existing open spaces and provision of new open spaces also has the potential to play an important role in improving Chelmsford City Area's air quality through the dispersal and filtration of particulate matter. These policies are therefore considered to have a positive effect on this objective. Whilst the development of community facilities and services (Policy CF1) could adversely affect air quality, this is uncertain and will be dependent on the exact type, scale and location of development. Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.

SA Objective	CF1	CF2	CF3	Cumulative Effect	Commentary
					<u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (beyond those referred to above). <u>Assumptions</u> - None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+/?	+	0	+/?	<u>Likely Significant Effects</u> By helping to protect existing services and facilities (Policy CF2) and focusing new facilities and service provision in locations accessible by public transport, walking and cycling (Policy CF1), these policies are likely to have a positive effect on this objective by reducing the need to travel by the private car and the associated greenhouse gas emissions. Promoting the protection and enhancement of open spaces (Policy CF2) also has the potential to help manage the effects of climate change as well as natural variability in climate, through flood alleviation or the temporary storage of water for example. Whilst the development of community facilities and services could result in increased greenhouse gas emissions, this is uncertain and will be dependent on the exact type, scale and location of development. Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - The extent to which trends in car use, for example, can be stemmed and substituted with more sustainable modes of transport is uncertain. <u>Assumptions</u> - None identified.

SA Objective	CF1	CF2	CF3	Cumulative Effect	Commentary
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	0	0	0	<u>Likely Significant Effects</u> The development of facilities and services would result in the increased use of resources and waste generation but it is unlikely to be significant. The policies contained in this section have therefore been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	+/ ?	+	0	+/?	<u>Likely Significant Effects</u> Open spaces can contribute to the setting of historic assets such as listed buildings within towns. The implementation of Policy CF2 will contribute to the achievement of this objective by protecting community facilities. In particular, the policy would ensure that assets, including open spaces, are retained where they are considered to make an important contribution to (inter alia) the character of the area. Whilst the development of community facilities and services could have adverse impacts on cultural heritage, this is uncertain and will be dependent on the exact type, scale and location of development. It is also noted that Policy CF1 seeks to ensure that development is compatible with its surroundings and does not have an unacceptable impact on its character or appearance. Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (beyond those referred to above). <u>Assumptions</u> - None identified.

SA Objective	CF1	CF2	CF3	Cumulative Effect	Commentary
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	+/?	+	+	+/?	<u>Likely Significant Effects</u> Chelmsford City Council has been awarded 12 Green Flag awards for fifteen of its parks in Chelmsford City Area. Open spaces within Chelmsford City and South Woodham Ferrers make an important contribution to the townscape and the implementation of Policy CF2 will contribute to achievement of the objective by protecting a range of assets, including open spaces, and ensuring that facilities considered to make an important contribution to the character of the area (inter alia) are retained. Whilst the development of community facilities and services could have adverse impacts on the landscape and townscapes of the Chelmsford City Area, this is uncertain and will be dependent on the exact type, scale and location of development. It is also noted that Policy CF1 seeks to ensure that development is compatible with its surroundings and does not have an unacceptable impact on its character or appearance. Policy CF3 seeks to make best use of buildings that are no longer required for educational purposes. The redevelopment of these buildings would be expected to have a positive effect on the landscape / townscape. Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (beyond those referred to above). <u>Assumptions</u> - None identified.

Making High Quality Places: Making Places

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	+	0	0	0	0	0	+	<u>Likely Significant Effects</u> The majority of the policies in this section of the Pre-Submission Local Plan are considered to have a neutral effect on this objective. Policy MP2, however, seeks to ensure the provision of public open space or larger scale green infrastructure and the retention of existing trees/planting of new trees in new developments. Open spaces and green infrastructure can provide habitats for a range of species whilst trees can, for example, support nesting birds and bats. Policy MP2 is therefore considered to have a minor positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a minor positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	++	++	+	++	0	0	0	++	<u>Likely Significant Effects</u> Together, the policies in this section will help to ensure the delivery of well-designed homes. In particular, Policy MP2 promotes well designed, good quality development. Policy MP1 will achieve high quality development that responds to its local context and is well proportioned. Policy MP3 will ensure that sustainable design features are incorporated into new dwellings, thereby supporting quality housing developments. Policy MP4 will ensure that new housing includes suitable privacy and living environments, including provision of amenity space and open space whilst ensuring HMO development is of a good quality. The remaining policies in this section have been assessed as having a neutral effect on this objective.

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									Cumulatively, the policies in this section are considered to have a significant positive effect on the achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++	++	+	0	0	0	++	++	<u>Likely Significant Effects</u> Together, the policies in this section will help to ensure the delivery of well designed, accessible employment development. In particular, Policy MP2 promotes well designed, good quality development. Policy MP1, meanwhile, will achieve high quality development that responds to its local context. The implementation of Policy MP3 will also support high quality employment development in Chelmsford City Council's administrative area (the City Area) by ensuring that levels of emissions are reduced and sustainable design measures are included. Policy MP7, meanwhile, will ensure that provision is included in new developments for broadband infrastructure, a key requirement for business development/supporting home working. The remaining policies in this section have been assessed as having a neutral effect on this objective. Cumulatively, the policies in this section are considered to have a significant positive effect on the achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									None identified.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	0	++	0	0	0	+	+	++	Likely Significant Effects Policy MP2 will contribute to the achievement of this objective by (inter alia) seeking improvements to the public realm and promoting inclusive access, helping to foster social inclusion for all members of the community. This has been assessed as having a significant positive effect on this objective. The implementation of Policy MP6, meanwhile, will help to support higher density development within the urban areas of the Chelmsford City Area, encouraging urban living. This has been assessed as having a positive effect on this objective. Policy MP7 will ensure that broadband infrastructure is incorporated into new development. Online access is key to educational attainment and skills development, helping to provide services to all communities. This policy has therefore been assessed as having a positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a significant positive effect on this objective. Mitigation - None identified. Uncertainties - None identified. Assumptions - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in	++	++	+	+	0	0	0	++	Likely Significant Effects The 2015 Health Profile for Chelmsford produced by Public Health England highlights that the health of Chelmsford's population is generally good with life expectancy for both men and women higher than the England average. However, inequalities exist across the area.

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
the Chelmsford City Area.									In this context, Policy MP2 is assessed as having a significant positive effect on this objective. It specifically includes a principle for new development to provide opportunities to promote healthy living and to improve health and wellbeing. The Policy seeks the provision of green infrastructure and open space in new development, which are recognised as contributing to the health and wellbeing of communities. The policy will also encourage walking and cycling which will support active lifestyles and help to protect the amenity of existing and future residents with regard to noise, vibration, smell and residential living environments. Policy MP1 will (inter alia) ensure active elevations and safe environments, which can contribute to reducing crime and the fear of crime. Both policies have been assessed as having a significant positive effect on this objective. Policy MP3 specifically seeks the implementation of design measures in buildings to reduce emissions, including nitrogen dioxide. Such emissions can be harmful to human health, especially for those with pre-existing conditions. Policy MP4 will seek the integration of sufficient private amenity space and open space in new development, both of which contribute to a healthy living environment. These policies have been assessed as having a positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a significant positive effect on this objective. Mitigation - None identified. Uncertainties - None identified. Assumptions - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in	0	++	0	0	+/?	0	0	+/?	Likely Significant Effects Policy MP2 will have a significant positive effect on this objective by seeking development that is well-connected, and prioritises the needs of pedestrians, cyclists and public transport. Requiring the integration of cycle storage provision within HMOs may support cycling rather than the use of the private car. This is considered to have a minor positive effect on the achievement on this objective. Policy MP5 requires new residential and employment

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
infrastructure with growth.									development to comply with parking standards, which can help support a modal shift from the private car to the use of public transport. However, the effect on a reduction in the use of the private car is uncertain. The remaining policies in this section have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have minor positive effect on achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (beyond those noted above). <u>Assumptions</u> - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	0	0	0	0	0	++	0	+	<u>Likely Significant Effects</u> The majority of policies in this section are considered to have a neutral effect on achieving this objective. In 2013/14, within the Chelmsford City Area, the number of dwellings completed at a density of 100+ dwellings per hectare was 21%. The implementation of Policy MP6 will help to ensure that where appropriate, higher density development, in the form of buildings over 6 storeys, will be supported. This will help to promote effective use of land in the urban areas. This is considered to have a significant positive effect on this objective. Cumulatively the policies in this section are considered to have a minor positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified.

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<u>Assumptions</u> None identified.
8. Water: To conserve and enhance water quality and resources.	0	+	++	0	0	0	0	+	<u>Likely Significant Effects</u> Although the majority of policies in this section are considered to have a neutral effect on this objective, Policy MP3 will ensure that all new development achieves higher water efficiency than under standard building regulations. As Essex is within an area of water resource stress, Policy MP3 has therefore been assessed as having a significant positive effect on this objective. Policy MP2 will support the retention of trees, and seek the planting of new trees, whilst seeking open space and green infrastructure provision in new development. This can contribute to the management of water resources and in consequence, the policy has been assessed as having a positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. Cumulatively, the policies in this section are considered to have a positive effect on achieving this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into	0	+	0	0	0	0	0	+	<u>Likely Significant Effects</u> The majority of policies in this section are expected to have a neutral effect on this objective. Retention of tree cover and new planting can contribute positively to the management of flood risk. The provision of open spaces and green infrastructure can also provide areas that make a

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
account the effects of climate change.									positive contribution to effective water management by helping to reduce surface water run-off. Therefore, Policy MP2 is considered to have a positive effect on this objective. Overall, there is considered to be a minor positive effect on this objective from implementation of these policies. Mitigation - None identified. Uncertainties - None identified. Assumptions - None identified.
10. Air: To improve air quality.	0	+	+	0	+/?	0	0	+/?	Likely Significant Effects Policy MP2 will have a positive effect on this objective by seeking development that is well-connected, and prioritises the needs of pedestrians, cyclists and public transport. Promoting the expansion and enhancement of open spaces and tree cover also has the potential to play an important role in improving the Chelmsford City Area's air quality through the dispersal and filtration of particulate matter. Overall, this policy has been assessed as having a positive effect on this objective. Policy MP3 seeks to reduce the amount of carbon dioxide and nitrogen dioxide emissions from new buildings. This is considered to have a positive effect on this objective over the longer term. Policy MP5 requires new residential and employment development to comply with parking standards, which can help support a modal shift from the use of the private car to public transport and consequently help reduce emissions which contribute to poor air quality. However, the effect on a reduction in the use of the private car is uncertain. The remaining policies in this section have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a minor positive effect on this objective. Mitigation

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									- None identified. Uncertainties - None identified (beyond those noted above). Assumptions - None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	++	++	0	+/?	0	0	++/?	Likely Significant Effects Policy MP2 seeks to ensure that overall site design and individual building design minimises energy consumption and provides resilience to a changing climate. It also seeks opportunities to retain trees and plant new trees and integrate open space and green infrastructure in new development. This can positively help to mitigate the effects of climate change. Open spaces and trees have a critical role in managing the effects of climate change as well as natural variability in climate, through flood alleviation, the temporary storage of flood water and shading of buildings, for example. Policy MP3, meanwhile, seeks the incorporation of measures to reduce carbon dioxide and nitrogen dioxide emissions in new residential and non-residential development. Both policies have been assessed as having a significant positive effect on this objective. Policy MP5 requires new residential and employment development to comply with parking standards, which can help support a modal shift from the use of the private car to public transport and consequently help reduce emissions. However, the effect on a reduction in the use of the private car is uncertain. The remaining policies in this section have been assessed as having a neutral effect on this objective. Overall, the policies in this section are considered to have a significant positive effect on this objective. Mitigation - None identified. Uncertainties - None identified (other than that noted above).

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<u>Assumptions</u> None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	+	++	+/?	0	0	0	+/?	<u>Likely Significant Effects</u> The majority of policies in this section are considered to have a neutral effect on this objective. However, Policy MP2 will (inter alia) encourage site and building design that minimises energy consumption. This is considered to have a positive effect on this objective. Policy MP3 requires that new development minimises the use of natural resources. This is considered to have a significant positive effect on this objective. Policy MP4 will ensure that recycling storage is incorporated into the design of all new dwellings thereby making a minor positive contribution to this objective. However, the effect of this provision on this objective is uncertain as it may not lead to an increased use of recycling facilities. The remaining policies in this section have been assessed as having a neutral effect on this objective. Overall, the policies in this section will have a minor positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified (except that identified above). <u>Assumptions</u> - None identified.

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	+	+	0	0	0	+	0	+	<u>Likely Significant Effects</u> The design of new buildings can have a significant effect on local character and surroundings which can often make an important contribution to the setting of historic assets. In this context, Policies MP1 and MP2 would help to ensure that new development proposals are well designed, respecting the character and appearance of the area. This has been assessed as having a positive effect on this objective. Policy MP6 would ensure that taller buildings would be developed where appropriate and (inter alia) the building does not detract from the context of existing historic city centre features. This has been assessed as having a positive effect on this objective. The remaining policies in this section have been assessed as having a neutral effect on this objective. Overall, it is considered that the policies in this section will have a positive effect on the achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	++	++	0	0	0	+	0	++	<u>Likely Significant Effects</u> Together, the policies in this section will have a significant positive effect on this objective. The implementation of Policy MP2 in particular would have positive effects on this objective as it sets out specific requirements for new development proposals to (inter alia) meet the highest standards of built and urban design and enhance the public realm. Policy MP1, meanwhile, would contribute to the protection and enhancement of the character and appearance of the area by ensuring development responds to its context. Policy MP6 requires the visibility of taller buildings to contribute to townscape and, from longer views, to the skyline and provide positive addition to views into and around the City. These requirements would help to protect and enhance the landscape and townscape. The remaining policies in this section have been assessed as having a neutral effect on this objective.

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									Overall, it is considered that the policies in this section will have a significant positive effect on the achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

Making High Quality Places: Protecting Amenity

SA Objective	PA1	PA2	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	+	+	<u>Likely Significant Effects</u> The policies in this section are considered to have a minor positive effect on this objective. Policies PA1 and PA2 will not only protect human health, they will (indirectly) reduce the impact of development on species that have habitats close to any proposed developments by ensuring that development does not give rise to unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations (Policy PA1) and by protecting water quality (Policy PA2). <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	0	0	0	<u>Likely Significant Effects</u> The policies contained in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

SA Objective	PA1	PA2	Cumulative Effect	Commentary
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	0	0	0	<u>Likely Significant Effects</u> The policies contained in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	0	0	0	<u>Likely Significant Effects</u> The policies contained in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	++	++	++	<u>Likely Significant Effects</u> The policies in this section are central to ensuring that the health of Chelmsford City Council Administrative Area's (the City Area's) communities is maintained and enhanced by protecting amenity and limiting any environmental impacts from new development. The implementation of Policy PA1 will ensure that development does not give rise to unacceptable levels of polluting emissions related to noise, light, smell, fumes, and vibration. Policy PA2, meanwhile, will ensure that development on, or near to, hazardous substance sites or land which is contaminated will not have a threat to health or safety. It will also ensure that development in or adjacent to the Army

SA Objective	PA1	PA2	Cumulative Effect	Commentary
				and Navy AQMA will not have an unacceptable significant impact on air quality. Air pollution can be linked to respiratory problems, particularly in those with underlying conditions or within vulnerable groups. Overall, the policies in this section are considered to have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	0	0	<u>Likely Significant Effects</u> The policies contained in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	+	++	++	<u>Likely Significant Effects</u> Policy PA2 requires effective remediation to deal with issues raised by contaminated land. This has been assessed as having a significant positive effect on this objective. The implementation of Policy PA1, meanwhile, is considered to have a minor positive effect in ensuring that development does not give rise to unacceptable polluting emissions which may (inter alia) impact on neighbouring land uses. Overall, the policies in this section are considered to have a significant positive effect on achieving this objective.

SA Objective	PA1	PA2	Cumulative Effect	Commentary
				<u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
8. Water: To conserve and enhance water quality and resources.	++	++	++	<u>Likely Significant Effects</u> The main factors affecting the status of waterbodies in the City Area have been cited as physical modifications, negative effects of non-native species, pollution from towns and cities and pollution from rural areas. In this context, the policies in this section will play a key role in protecting water quality by addressing polluting sources in the Chelmsford City Area. Policy PA1 will ensure that development does not give rise to unacceptable levels of polluting emissions which can affect water bodies. Policy PA2, meanwhile, explicitly includes the requirement for new development to not have an adverse effect on the quality of local groundwater or surface water. These policies are therefore considered to have a significant positive effect on this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and	0	0	0	<u>Likely Significant Effects</u> The policies contained in this section have been assessed as having a neutral effect on this objective. <u>Mitigation</u>

SA Objective	PA1	PA2	Cumulative Effect	Commentary
property, taking into account the effects of climate change.				- None identified. Uncertainties - None identified. Assumptions - None identified.
10. Air: To improve air quality.	++	++	++	Likely Significant Effects Chelmsford currently has one Air Quality Management Area (AQMA) related to road traffic emissions on the Army and Navy roundabout. However, there are a further seven locations where recent monitoring identified borderline concentrations of Nitrogen Dioxide, four of which are at locations sited outside of the AQMA and three are in a similar area (Springfield Road and Victoria Road) and are influenced by the same traffic conditions. The policies in this section will play a key role in protecting air quality in the Chelmsford City Area. Policy PA1 will ensure that development does not give rise to unacceptable levels of polluting emissions which can affect air quality. Policy PA2, meanwhile, will ensure (inter alia) that developments in or adjacent to an AQMA, or where an air quality impact assessment has been provided, does not have unacceptable significant impacts on air quality. These policies are therefore considered to have a significant positive effect on this objective. Mitigation - None identified. Uncertainties - None identified. Assumptions - None identified.

SA Objective	PA1	PA2	Cumulative Effect	Commentary
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	0	+	<u>Likely Significant Effects</u> Policy PA1 will not permit development which gives rise to unacceptable levels of polluting emissions including emissions to air. Indirectly, this is likely to also have a minor positive effect on this objective by helping to minimise greenhouse gases. The effect of Policy PA2 is considered to be neutral. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	0	0	<u>Likely Significant Effects</u> The policies in this section are considered to have a neutral effect on the achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural	0	0	0	<u>Likely Significant Effects</u> The policies in this section are considered to have a neutral effect on the achievement of this objective. <u>Mitigation</u>

SA Objective	PA1	PA2	Cumulative Effect	Commentary
heritage, character and setting.				- None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	0	0	0	<u>Likely Significant Effects</u> The policies in this section are considered to have a neutral effect on the achievement of this objective. <u>Mitigation</u> - None identified. <u>Uncertainties</u> - None identified. <u>Assumptions</u> - None identified.

Appendix I

Appraisal of Growth Site Policies

This appendix presents the assessment of the growth site policies, including the overarching growth site policy (Policy GR1 – Growth in Chelmsford Urban Area) and the Council's policy with regards to sites previously allocated or secured through the Council's adopted Local Development Framework which have not yet been granted planning permission (Existing Commitment EC5 – St Giles, Moor Hall Lane, Bicknacre).

The appraisal scores shown within the appraisal matrices are the residual scores taking into account other policies within the Pre-Submission Local Plan. The growth site policies do not repeat the requirements of other development management policies, for example, they do not list the key infrastructure needed to support the delivery of the Local Plan as set out in Strategic Policy S11 – Infrastructure Requirements and Strategic Policy S12 – Securing Infrastructure and Impact mitigation. Policies such as S11 and S12 and other policies relating to development management provide the framework that the growth policies are intended to act within. Where particularly relevant, certain development management policies have been identified within the appraisal text. To avoid unnecessary repetition, each appraisal briefly identifies further policies that would act in mitigation of the anticipated effects of the policy under the heading 'Mitigation' and the scores within the matrices reflect this.

Key to Appraisals

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

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

Growth Area 1: Central and Urban Chelmsford

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
POLICY GR1 - GROWTH IN CHELMSFORD URBAN AREA	0	++	++	++	++	+	0	0	0	+	+	0	++	0	Likely Significant Effects The policy does not have any specific provision in relation to biodiversity, hence a neutral effect is identified in relation to SA Objective 1 (Biodiversity). The policy encourages a range of housing, including affordable housing to be provided, hence a significant positive effect has been identified in respect SA Objective 2 (Housing). The policy requires contributions towards education facilities and integration of workspace and community facilities, which could provide employment. A significant positive effect is therefore identified in relation to SA Objective 3 (Economy). A significant positive effect is identified in relation to sustainable living and revitalisation (SA Objective 4) as the policy encourages development within the City Centre and Urban Area. A significant positive effect is anticipated in respect of SA Objective 5 (Health) as the policy requires financial contributions towards new healthcare facilities and new or enhanced sport and leisure facilities. A minor positive effect is anticipated in relation to SA Objective 6 (Transport) as the policy encourages access to public transport. A neutral effect is identified in relation to SA Objectives 7, 8, 9 12 and 14) as the policy does not discuss these issues. A minor positive effect has been identified for objectives 10 and 11 as the policies emphasis on sustainable transport would be expected to improve air quality and reduce greenhouse gas emissions. Significant positive has been identified for SA Objective 13 due to the policy's emphasis on the need to protect both designated

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															and non-designated heritage assets and preserve or enhance Conservation Areas. Additional mitigation None identified. General policies in the Pre-Submission Local Plan, e.g. Policy NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment' should help ensure that potential effects are considered when sites associated with this policy come forward for development.
STRATEGIC GROWTH SITE 1a – CHELMER WATERSIDE	-/?	++	+/?	++	+	++	++	0	-	-	~	0	+/- /?	+	Likely Significant Effects A number of sites that sit within this policy are adjacent to the Chelmer Valley Riverside and Chelmsford Watermeadows LoWS and the potential for a minor negative effect (with some uncertainty) is identified for SA Objective 1 (Biodiversity) on this basis. A significant positive effect is anticipated in relation to SA Objective 2 (Housing) given the combined contribution of sites that sit within this policy to housing need (1,100 homes). The policy encourages and facilitates commercial uses so some employment could be provided as a result of this. Development would be required to make a financial contribution to early years, primary and secondary education. A minor positive effect has therefore been identified (with some uncertainty) against SA Objective 3 (Economy). A significant positive effect is anticipated in relation to Objective 4 'Sustainable Living and Revitalisation' (as was the case at individual site level). A minor positive effect is anticipated in relation to SA Objective 5 (Health and Wellbeing) on the grounds that the policy includes an allowance for open space (e.g., generous waterside margins, green infrastructure and improved or new facilities for water-based clubs), which could enable increased participation in recreation.

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															A significant positive effect is anticipated in relation to SA Objective 6 (Transport) on the grounds that the policy includes improved pedestrian and cycle connections and the site is well located towards the centre of Chelmsford. A car club is also required. The need for improvements to local and strategic road network are identified. A significant positive effect is anticipated in relation to SA Objective 7 (Land Use) given the use of previously developed land. The potential for negative and significant negative effects in relation to water were identified for individual sites because of their proximity to the river. However, Policy NE3 requires the use of SuDS which should help maintain water quality. Strategic Policy S6 is also relevant in this respect. No significant effects are therefore anticipated. A residual minor negative effect is anticipated in relation to flood risk. The site includes areas within Flood Zones 2 and 3 and the potential for significant negative effects was therefore identified for some sites that sit within the policy on that basis. The policy requires natural flood risk and surface water management measures which is expected to help manage this risk. Sites are within 500m of the Chelmsford Army and Navy AQMA so there is potential for a minor negative effect in relation to SA Objective 10 (Air Quality) (reflecting the appraisal for individual sites). Whilst the policy for this site does not contain any criteria in relation to air quality, it does encourage alternatives to the car (and car sharing) which could help reduce impacts on air quality. Policy PA2 'Contamination and Pollution' also requires developments to demonstrate that they will not have an unacceptable significant impact on air quality, health and wellbeing. The performance of the policy against SA Objective 11 (Climate Change) is assessed as 'no relationship' for individual sites. The policy for this site does not contain any requirements in relation

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															to climate change adaptation and mitigation and is assessed on the same basis. The performance of the policy against SA Objective 12 (Waste and Resource Use) is assessed as 'no significant effect' for individual sites. The policy does not contain any requirements in relation to natural resources and is assessed on the same basis. At the individual site level, the potential for significant negative effects was identified in relation to SA Objective 13 (Cultural Heritage) due to proximity to listed buildings and the fact that the site is within a Conservation Area. Strategic Policy S5 provides the policy context for ensuring that these features are taken into account when the site comes forward for development. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. The policy for the site requires a layout that contributes towards the distinct identity of Chelmer Waterside and encourages use of the waterways and their environs and the provision of public art among other landscape and design requirements. A minor positive effect is therefore anticipated in relation to SA Objective 14 (Landscape and Townscape). Mitigation General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when sites associated with this policy come forward for development.
STRATEGIC GROWTH SITE 1b – ESSEX POLICE HQ AND SPORTS	0/?	++	++	++	++	++	++/-	0	0	0	~	0	0	+/-	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The policy requires the provision of land for a new primary school with a co-located early years and childcare nursery. Financial contributions to primary and secondary education provision, and community

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
GROUND, NEW COURT ROAD															facilities including health provision are also required. As such a significant positive effect has been identified in respect of SA Objective 3 (Economy). A significant positive effect is also identified against SA Objective 5 (Health and Wellbeing) as the policy seeks to bring private sports fields into public use. A major positive has been identified against objective 6 (transport) as the policy seeks to improve existing footpaths and provide pedestrian and cycle connections within an already accessible location. With regards to objective 1 (biodiversity) and 13 (cultural heritage) the scores have been identified as negligible as the policies with regards to the historic and natural environment would maintain the existing baseline. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
STRATEGIC GROWTH SITE 1c – NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)	0/?	++	+/-	++	-	++/-	-/0	0	0	0	~	0	0	0	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. However, the policy does encourage the provision of pedestrian/cycle links and in consequence, mixed positive and negative effects have been identified in respect of SA Objective 6 (Transport). Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															when the site associated with this policy comes forward for development.
STRATEGIC GROWTH SITE 1d – FORMER ST PETER'S COLLEGE, FOX CRESCENT	-/?	++	++	++	++	++/-	++/-	0	0	0	~	0	0	0	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The appraisal against SA Objective 3 (Economy) has been altered from a mixed minor negative/positive effect to a significant positive effect as the policy requires provision of new education facilities on site and also opportunities for small workspaces. A significant positive effect is also identified in respect of SA Objective 5 (Health and Wellbeing) as the policy seeks to deliver new open space for community use. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. 'NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
STRATEGIC GROWTH SITE 1e – FORMER ROYAL MAIL PREMISES, VICTORIA ROAD	0/?	?	+	++	-	++/?	++	0	-	0	~	0	0	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G). The site is within Flood Zone 2 and the policy requires adequate tree planting and other green infrastructure, natural flood risk and surface water management measures. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															when the site associated with this policy comes forward for development.
STRATEGIC GROWTH SITE 1f – RIVERSIDE ICE AND LEISURE LAND, VICTORIA ROAD	-/?	++	+/- /?	++	-	++/-	++	-	-	0	~	0	-	+	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). Effects on SA Objective 8 (Water) and SA Objective 9 (Flood Risk) are assessed as minor negative rather than significant negative on basis that the policy identifies the need for flood risk mitigation and SuDS. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
STRATEGIC GROWTH SITE 1g – CIVIC CENTRE LAND, FAIRFIELD ROAD	0/?	++	+/-	++	-	++/-	++	0	0	0	~	0	+	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) except for objective 13 (Cultural Heritage) as the policy identifies the need to protect and enhance locally listed buildings and the West End Conservation Area.. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
GROWTH SITE 1h – EASTWOOD HOUSE CAR PARK, GLEBE ROAD	0/?	++	+/-	++	+	++	++	0	0	0	~	0	+	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) objective 13 (Cultural Heritage) as the policy identifies the need to protect and enhance the West End Conservation Area. . Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1i – CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK, 55 SPRINGFIELD ROAD	-/?	+	+/-	++	+	++/-	++	-	-	-	~	0	0	+	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). Effects on SA Objective 8 (Water) and SA Objective 9 (Flood Risk) are assessed as minor negative rather than significant negative on basis that the policy identifies the need for flood risk mitigation and SuDS. Effects on objectives 5 (Health) is now a minor positive as the policy seeks to maintain space for recreation. Effects on objectives 13 (Cultural Heritage) are neutral as the policy seeks to protect the adjacent listed buildings. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
GROWTH SITE 1j – ASHBY HOUSE CAR PARKS, NEW STREET	-/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. The policy does acknowledge the need to respect the character of Globe House and Marriages Mill and requires financial contributions to improve Brook Street public realm. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1K RECTORY LANE CAR PARK WEST	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. The policy does acknowledge the need to respect the character of King Edward VI School. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1I – CAR PARK	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+	Likely Significant Effects

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
WEST OF COUNTY HOTEL															The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. The policy does acknowledge the need to protect the setting of the locally listed Trinity Methodist Church, and protection or enhancement of the adjoining West End Conservation Area. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1m – FORMER CHELMSFORD ELECTRICAL AND CAR WASH, BROOK STREET	0/?	+	+/- /?	++	0	++	++	0	0	0	~	0	0	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. It is, however, noted that the policy requires financial contributions to improve Brook Street public realm and seeks to protect the character of Globe House and Marriages Mill. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1n – BT TELEPHONE	0/?	+	+/- /?	++	0	++	++	0	0	0	~	0	0	+	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G) as the policy does not

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
EXCHANGE, COTTAGE PLACE															introduce any significant factors. It is, however, noted that the policy requires financial contributions to improve Church Street/Cottage Place public realm and protects locally listed buildings. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1o RECTORY LANE CAR PARK EAST	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. The policy does acknowledge the need to protect the locally listed Cemetery Gatehouse and Lodge on Rectory Lane Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1p – WATERHOUSE LANE DEPOT AND NURSERY	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. Mitigation

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1q – CHURCH HALL SITE, WOODHALL ROAD	0/?	+	+/-	+	-	++	-	0	0	0	~	0	0	0	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1r - BRITISH LEGION, NEW LONDON ROAD	0/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The policy acknowledges the need to respect the New London Road Conservation Area, and an adjacent building listed on the Council's Register of Buildings of Local Value. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															when the site associated with this policy comes forward for development.
GROWTH SITE 1s – REAR OF 17 TO 37 BEACH'S DRIVE	0/?	+	+/-	+	+	++	++	0	-	0	~	0	0	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1t - GARAGE SITE, ST NAZAIRE ROAD	-/?	+	+/-	++	+	++	++	0	0	0	~	0	0	0	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1u – GARAGE SITE AND LAND,	0/?	+	+/-	+	-	++/-	++/-	-	-	0	~	0	0	-	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors.

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
MEDWAY CLOSE															Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 1v – CAR PARK R/O BELLAMY COURT, BROOMFIELD ROAD	0/?	+	+/-	++	0	++	++	0	0	0	~	0	-	+	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. The policy does acknowledge the need to respect the setting of the Listed Building to the east. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
OPPORTUNITY SITE OS1a – RIVERMEAD, BISHOP HALL LANE	-/?	+	+	++	+	++	++	0	0	0	~	0	0	+	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The appraisal against SA Objective 5 (Health and Wellbeing) is amended to a minor positive (from a negative) effect as the site will help deliver new publicly accessible riverside areas (although the scale of these is uncertain). The policy also encourages the provision of pedestrian/cycle links and in consequence, a positive effect has been identified in respect of SA Objective 6 (Transport). The

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															policy also identifies the need to respect the character of the adjacent listed Mill House. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
OPPORTUNITY SITE OS1b – RAILWAY SIDINGS, BROOK STREET	-/?	0	++	++	+/-	++/?	++	-	-	0	~	0	0	+	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The potential for significant negative effects in relation to water (SA Objective 8) has been identified for this site. However, plan policies require the use of SuDS, which should help maintain water quality and ensure that adverse effects are mitigated. The policy encourages the improvement of pedestrian/cycle links and in consequence, a positive effect has been identified in respect of SA Objective 6 (Transport). Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. GR1 'Growth in Chelmsford Urban Area,' NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
STRATEGIC GROWTH SITE 2 – WEST CHELMSFORD	0/?	++	++	++	++	++	--	-	-	0	~	--	0/?	--	Likely Significant Effects This policy requires a new neighbourhood centre including retail, circa 2.1 hectares of land for a co-located primary school and early years and childcare nursery. The policy also requires circa

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															0.13 hectares of land for a stand-alone early years and childcare nursery and contributions towards the cost of physical scheme provision with delivery through the Local Education Authority. In consequence, the appraisal of the associated site against SA Objective 3 (Economy) (see Appendix G) has moved from a mixed minor positive and negative effect to a significant positive effect. The policy also requires a financial contribution to indoor leisure facilities and new pedestrian and cycle links and other green infrastructure and therefore the appraisal of this site against SA Objective 5 (Health and Wellbeing) has moved from a minor negative to significant positive effect. These measures are also expected to further enhance positive effects identified during the site appraisal in respect of SA Objective 4 (Sustainable Living and Revitalisation). The appraisal of this site against SA Objective 6 (Transport) is a significant positive effect as the policy requires measures to enable travel by sustainable modes and improvements to the local and strategic road network. The potential for significant negative effects in relation to water (SA Objective 8) and flood risk (SA Objective 9) has been identified for this site because of its proximity to a water course and presence of Flood Zones 2 and 3 (see Appendix G). However, plan policies require the use of flood mitigation measures and SUDS which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated. The site may contain archaeological deposits and as such the policy requires an archaeological evaluation. Whilst the policy requires an appropriate landscaped edge to mitigate the visual impact of the development, in view of the scale of development and loss of greenfield land, effects on landscape and townscape (SA Objective 14) are still considered to be significant. Mitigation

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S11 'Infrastructure Requirements') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
STRATEGIC GROWTH SITE 3A – EAST CHELMSFORD – MANOR FARM	0/?	++	+/-	+	++	++	--	-	-	0	~	--/?	-/?	-	Likely Significant Effects This policy requires a new Country Park and in consequence, the appraisal of the associated site against SA Objective 5 (Health and Wellbeing) (see Appendix G) has moved from a minor negative effect to a significant positive effect. The potential for a significant negative effect in relation to water (SA Objective 8) has been identified for this site because of its proximity to a water course (see Appendix G). However, the policy requires the use of flood mitigation measures and SUDS which should help maintain water quality. No significant effects are therefore anticipated. The Policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against SA Objective 12 (Waste and Resource Use) has moved from significant negative to significant/uncertain, pending results of the Minerals Resource Assessment. The policy does require a robust northern landscaped edge to the development and green buffering to the Green Wedge and Conservation Area to mitigate visual impact together with design that respects local landscape character and protects views into the site, including the removal of overhead power lines. Whilst this is likely to help minimise landscape and visual effects, in the absence of more detail, the potential for minor negative effects against SA Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape) remains. In addition, the site may contain archaeological deposits and as such the policy requires an

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															archaeological evaluation, the effects of which are uncertain pending the results of the assessment. The measures included within this policy, including (inter alia) improvements to the local highways network, provision for walking and cycling and sustainable modes of transport and requirement for financial contributions to education and other community facilities, will further enhance the positive effects identified during the appraisal of this site in respect of SA Objectives 4 (Sustainable Living and Revitalisation) and 6 (Transport) (although the scores awarded in Appendix G remain unchanged). Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
STRATEGIC GROWTH SITE 3b – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD	0/?	0	++	+	++	++	--	0	0	0	~	--/?	-/?	-	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The appraisal against SA Objective 6 (Transport) has, however, been identified as a significant positive as the policy requires measures to enable travel by sustainable modes (including the safeguarding of space for the future extension of Sandon Park and Ride) and provision for walking/cycling. Objective 5 (health) has been scored as a significant positive as the policy requires provision of a coherent network of public open space, formal and informal sport, recreation and community space within the site. The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															associated site against SA Objective 12 (Waste and Resource Use) has moved from significant negative to significant/uncertain, pending the results of this Assessment. The policy does require appropriate landscaping which is likely to help minimise landscape and visual effects. However, in the absence of more detail, the potential for minor negative effects against SA Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape) remains. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. The measures included within this policy, including (inter alia) the requirement for financial contributions to education facilities/a new nursery, will further enhance the positive effects identified during the appraisal of this site in respect of SA Objective 3 (Economy) and SA Objective 4 (Sustainable Living and Revitalisation) (although the scores awarded in Appendix G remain unchanged). Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
STRATEGIC GROWTH SITE 3C – EAST CHELMSFORD – LAND SOUTH OF MALDON ROAD	0/?	++	+/-	+	++	++	--	0	0	0	~	--/?	-/?	-	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The appraisal against SA objective 5 (Health and Wellbeing), has move from a mixed positive and negative to a significant positive as the policy requires provision of a coherent network of public open space, formal and informal sport, recreation and community space within the site.

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															The appraisal against SA Objective 6 (Transport) has, however, moved from mixed positive and negative effect to a significant positive effect as the policy requires measures to improve the highways network, enable travel by sustainable modes and provide for walking/cycling. The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against SA Objective 12 (Waste and Resource Use) has moved from significant negative to significant/uncertain, pending the results of this Assessment. The policy acknowledges the need for the provision of public open space. Consideration is also given to the need to protect historic assets in the area including the WWII pillbox and listed building to the east and the Sandon Conservation Area. Mitigating the visual impact from the existing pylons and substation is also required. Whilst the policy requires that proposals minimise the impact on Croft Wood, the tree belt that lines the site to the north and north west, in the absence of more detail, the potential for minor negative effects against SA Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape) remains. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. The requirement for financial contributions to education and early years facilities will further enhance the positive effects identified during the appraisal of this site in respect of SA Objective 3 (Economy) and SA Objective 4 (Sustainable Living and Revitalisation) (although the scores awarded in Appendix G remain unchanged). Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 3d – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD (RESIDENTIAL)	0/?	+	+/-	+	+++	++	--	0	0	0	~	--	0/?	-	The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The appraisal against SA objective 5 (Health and Wellbeing), has move from a mixed positive and negative to a significant positive as the policy requires provision of a coherent network of public open space, formal and informal sport, recreation and community space within the site. The appraisal against SA Objective 6 (Transport) has, however, moved from mixed positive and negative effect to a significant positive effect as the policy requires measures to improve the highways network, enable travel by sustainable modes and provide for walking/cycling. The site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which on SA Objective 13 (Cultural Heritage) are uncertain pending the results of the assessment. The effect on SA Objective 14 (landscape) has moved from a significant negative to a minor negative as the policy seeks to conserve and enhance the Chelmer and Blackwater Conservation Area and retain the WWII pillbox in the northern part of the site and provide interpretation boards. The requirement for financial contributions to education and early years facilities will further enhance the positive effects identified during the appraisal of this site in respect of SA Objective 3 (Economy) and SA Objective 4 (Sustainable Living and Revitalisation) (although the scores awarded in Appendix G remain unchanged). Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
EXISTING COMMITMENT EC1 – LAND NORTH OF GALLEYWOOD RESERVOIR	-	+	+/-	+	+	++	++/-	-	0	0	~	0	0	0	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The score awarded in respect of SA Objective 5 (Health and Wellbeing) has been amended from a minor negative to minor positive effect as the policy confirms a financial contribution to leisure and healthcare facilities will be sought. The potential for significant negative effects in relation to water (SA Objective 8) has been identified for this site because of its proximity to a water course (see Appendix G). However, the policy requires the use of flood mitigation measures and SUDS which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
EXISTING COMMITMENT EC2 - LAND SURROUNDING TELEPHONE EXCHANGE,	0/?	+	+/-	++	+	++	++/-	0	0	0	~	0	-	+/0	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. It is noted that the policy requires that proposals respect surrounding listed buildings and Conservation Area, although

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
ONGAR ROAD, WRITTLE															until further details are known, negative effect in respect of SA Objective 13 (Cultural Heritage) remain. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.

Growth Area 2: North Chelmsford

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
STRATEGIC GROWTH SITE 4 – NORTH EAST CHELMSFORD	+/- /?	++	++	++	++	++	--	-	0	0	+	--/?	--/?	--	Likely Significant Effects This policy requires a new garden community incorporating a Country Park, Neighbourhood Centres, land for a co-located secondary school, two co-located primary schools and a standalone nursery schools with delivery through the Local Education Authority. It also includes 45,000 sqm of retail floorspace and 9 serviced plots for travelling showpeople. In consequence, the appraisal of the associated site against SA Objective 4 (Sustainable Living and Revitalisation) (see Appendix G) has moved from a minor positive effect to a significant positive effect (significant positive effects on SA Objective 3 are also expected to be further strengthened). As a result of the supporting on-site development, the minor negative effect for the site identified against SA Objective 5 (Health and Wellbeing) has moved to a significant positive effect. The provision of a Country Park has also been assessed as having a positive effect on biodiversity (SA Objective 1), although the potential for negative effects remains. The assessment of the site against SA Objective 6 (Transport) has also moved from mixed negative and positive effects to a significant positive effect. This reflects the type/scale of required transportation improvements including a single carriageway road (or Phase 1) of the Chelmsford North East Bypass, extension to the Chelmsford Area Bus Based Rapid Transit (ChART) infrastructure, improvements to the highways network and the provision of pedestrian and cycling links and a car club. The site is predominantly greenfield with a limited area of brownfield associated with the Channels Lodge Bar and Brasserie. As such, the site has been assessed as a significant negative against SA Objective 7. The potential for a significant negative effect in relation to water (SA Objective 8) has been identified for this site because of

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															proximity to a water course (see Appendix G). However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated. The policy states that renewable, low carbon and decentralised energy schemes will be encouraged on site alongside the proposed sustainable transport improvements. As a result, the score for SA Objective 11 (Climate Change) has moved from no relationship to minor positive. The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against SA Objective 12 (Waste and Resource Use) has moved from significant negative to significant/uncertain, pending the results of this Assessment. It should be noted that there may be an opportunity to utilise sand and gravel within the former site as part of the development. The policy includes a requirement for development to be planned around a coherent framework of routes, blocks and spaces that deliver areas of distinct character, it is considered that the potential for significant negative effects on SA Objective 13 (Cultural Heritage) and SA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. Mitigation General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															Supporting text to the policy could make reference to the opportunity to utilise sand and gravel within the former site as part of the development.
STRATEGIC GROWTH SITE 5a – GREAT LEIGHS – LAND AT MOUSLSHAM HALL	-/?	++	++	++	++	++	++/-	-	0	0	~	--/?	--/?	--	Likely Significant Effects The policy includes requirements for the provision of a neighbourhood centre, a new primary school and employment space on site. This site has been assessed as having a significant negative effect on biodiversity (SA Objective 1) due to the presence of nature conservation sites within/in close proximity to the site boundary including River Ter SSSI (see Appendix G). This policy requires the creation of a network of green infrastructure alongside park space. In consequence, effects on this objective have moved to minor negative, although some uncertainty remains. In light of the supporting development on site which includes employment space, the score for this site against SA Objective 3 (Economy) (see Appendix G) has moved from a minor negative effect to a significant positive effect (these measures may also enhance the positive effects identified in respect of SA Objective 4, although the score awarded remains as detailed in Appendix G). This policy seeks appropriate provision of open space and healthcare and leisure facilities together with walking and cycling links. In consequence, the negative effects identified during the appraisal of this site in respect of SA Objective 5 (Health and Wellbeing) (see Appendix G) have moved to a significant positive effect. The assessment of this site against SA Objective 6 (Transport) has also moved to a significant positive effect in recognition of the requirements for sustainable transport infrastructure provision set out in the policy.

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															The potential for a significant negative effect in relation to water (SA Objective 8) has been identified for this site because of proximity to a water course (see Appendix G). However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated. The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against SA Objective 12 (Waste and Resource Use) has moved from significant negative to significant/uncertain, pending the results of this Assessment. Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for significant negative effects on SA Objective 13 (Cultural Heritage) and SA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. Mitigation - General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development. - Consideration should be given to the inclusion of specific requirements relating to the avoidance of adverse impacts on the River Ter SSSI.
STRATEGIC GROWTH SITE 5b – GREAT LEIGHS – LAND EAST OF	-/?	++	+	++	++	++	--	0	0	0	~	--/?	--/?	--	Likely Significant Effects The anticipated effect on objective 1 (biodiversity) has been moved from a significant negative to a minor negative in light of the policies requirements to create a network of green

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
LONDON ROAD															infrastructure and ensure appropriate habitat mitigation and creation is provided. The anticipated effect on objective 3 (economy) has moved from mixed positive and negative effects to a minor positive effect as a result of the anticipated employment opportunities associated with care for the elderly. A significant positive effect has been identified against objective 4 (Sustainable Living and Revitalisation) as a result of the important contribution that the site will make to the development of the Great Leighs area, in particular by providing accommodation for the elderly. As a result of the supporting on-site development, including promoting walking and cycling and a financial contribution to health facilities, the minor negative effect for the site identified against SA Objective 5 (Health and Wellbeing) has moved to a significant positive effect. The assessment of this site against SA Objective 6 (Transport) has also moved to a significant positive effect in recognition of the requirements for sustainable transport infrastructure provision set out in the policy. The potential for a significant negative effect in relation to water (SA Objective 8) has been identified for this site because of proximity to a water course (see Appendix G). However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated. The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against SA Objective 12 (Waste and Resource Use) has moved from significant negative to significant/uncertain, pending the results of this Assessment. Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for significant negative effects on SA Objective

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															13 (Cultural Heritage) and SA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. Mitigation - General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development. - Consideration should be given to the inclusion of specific requirements relating to the avoidance of adverse impacts on the River Ter SSSI.
STRATEGIC GROWTH SITE 5c – GREAT LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE	-/?	++	+/-	++	++	++	++/-	0	0	0	~	--/?	--/?	--	Likely Significant Effects The anticipated effect on objective 1 (biodiversity) has been moved from a significant negative to a minor negative in light of the policies requirements to create a network of green infrastructure and ensure appropriate habitat mitigation and creation is provided. A significant positive effect has been identified against objective 4 (Sustainable Living and Revitalisation) as a result of the important contribution that the site will make to the development of the Great Leighs area, in particular by providing a mixed use housing-led development. As a result of the supporting on-site development, including promoting walking and cycling and a financial contribution to health facilities, the minor negative effect for the site identified against SA Objective 5 (Health and Wellbeing) has moved to a significant positive effect. The assessment of this site against SA Objective 6 (Transport) has also moved to a significant positive effect in recognition of

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															the requirements for sustainable transport infrastructure provision set out in the policy. The potential for a significant negative effect in relation to water (SA Objective 8) has been identified for this site because of proximity to a water course (see Appendix G). However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated. The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against SA Objective 12 (Waste and Resource Use) has moved from significant negative to significant/uncertain, pending the results of this Assessment. Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for significant negative effects on SA Objective 13 (Cultural Heritage) and SA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. Mitigation - General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development. - Consideration should be given to the inclusion of specific requirements relating to the avoidance of adverse impacts on the River Ter SSSI.
STRATEGIC GROWTH SITE	-/?	++	++	++	++	++	++/-	-	0	0	~	--/?	-/?	-	Likely Significant Effects

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
6 – NORTH OF BROOMFIELD															This policy requires a new neighbourhood centre and standalone nursery school with delivery through the local education authority. Financial contributions are required towards primary and secondary education provision. In consequence, the appraisal of the associated site against SA Objective 4 (Sustainable Living and Revitalisation) (see Appendix G) has moved from a minor positive effect to a significant positive effect (positive effects on SA Objective 3 are also expected to be further strengthened). The policy also requires (inter alia) walking/cycling links public open space, formal and informal sport, recreation and community space within the site (including to the surrounding countryside). As a result, the neutral effect for the site identified against SA Objective 5 (Health and Wellbeing) has moved to a significant positive effect. The assessment of the site against SA Objective 6 (Transport) has moved to a significant positive as the policy requires measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network. The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against SA Objective 12 (Waste and Resource Use) has moved from significant negative to significant/uncertain, pending the results of this Assessment. Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development and for design to respond to the local landscape context, it is considered that the potential for negative effects on SA Objective 13 (Cultural Heritage) and SA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. Mitigation

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															- The policy could include protection for LoWSs in close proximity to the site. - General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
TRAVELLERS SITE GT1 – DRAKES LANE GYPSY AND TRAVELLER SITE	+	+	+/-	-	-	-	--	-	0	0	~	--	0	0	The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The score for objective 1 (biodiversity) has been moved to a minor positive due to the policy's requirement for Appropriate habitat mitigation and creation. The potential for significant negative effects in relation to water (SA Objective 8) has been identified for this site because of its proximity to a water course (see Appendix G). However, the policy requires the use of flood mitigation measures and SUDS which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g., NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
EXISTING COMMITMENT EC3 - GREAT LEIGHS - LAND EAST OF MAIN ROAD	-/?	++	+/-	++/-	+	++	--	-	0	0	~	--	-	-	The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The reasoned justification for this policy requires that the layout should incorporate compensation measures for landscape impact from the development including, appropriate tree and hedge planting along countryside edges, and green buffers to

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															protect the Sandylay and Moot Wood Local Wildlife Sites to the south east of the site. Therefore, the score for objective 1 (biodiversity) has been moved from a significant negative to a minor negative. The assessment of the site against SA Objective 6 (Transport) has moved to a positive as the policy requires the provision of pedestrian and cycle connections. The effect on SA objective 9 (water) has been moved to a minor negative as a result of the result of the policy requirement for SuDS and flood risk management measures. The policy requires protection for the listed buildings along main road and mitigation to reduce the visual impact of the development. As such, a minor negative is identified in relation to SA objective 13 (cultural heritage) and SA objective 14 (landscape and townscape) Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g., 'NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development
EXISTING COMMITMENT EC4 - EAST OF BOREHAM	0/?	++	+/-	++	+	++	--	0	0	0	~	0	-	-	The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G). The assessment of the site against SA Objective 6 (Transport) has moved to a significant positive as the policy requires the provision of pedestrian and cycle connections. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g., 'NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															considered when the site associated with this policy comes forward for development

Growth Area 3: South and East Chelmsford

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
STRATEGIC GROWTH SITE 7 – NORTH OF SOUTH WOODHAM FERRERS	-	++	++	++	++	++	--	-	-	0	~	0	--/?	--	Likely Significant Effects This policy requires a new neighbourhood centre, potential primary school and nursery provision. Additionally, the policy requires the provision of flexible business floorspace and flexible retail floorspace. The policy includes a specific requirement relating to the mitigation of potential impacts on biodiversity, including landscape buffers to the development edges and Local Wildlife sites. The policy also requires the provision of and/or financial contributions towards, recreation disturbance avoidance and mitigation measures for European designated sites including the Crouch Estuary. Due to the development required on site, the appraisal of the associated site against SA Objective 3 (Economy) (see Appendix G) has moved from a mixed minor positive and negative effect to a significant positive effect (positive effects on SA Objective 4 are also expected to be further strengthened). The policy also requires (inter alia) open space, health facilities, leisure facilities and walking/cycling links. As a result, the positive effect for the site identified against SA Objective 5 (Health and Wellbeing) has moved to a significant positive effect. The assessment of the site against SA Objective 6 (Transport) has moved to a significant positive as the policy requires measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network (supported by a traffic management strategy). The policy also requires a car club. The potential for significant negative effects in relation to water (SA Objective 8) and flood risk (SA Objective 9) has been identified for this site because of its proximity to a water course and presence of Flood Zones 2 and 3 (see Appendix G).

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															However, the policy requires the use of flood mitigation measures which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated. Whilst the policy includes requirements relating to landscaping and design in order to mitigate the landscape/visual and heritage impacts of the development, it is considered that the potential for significant negative effects on SA Objective 13 (Cultural Heritage) and SA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 8 – SOUTH OF BICKNACRE	-/?	+	+/-	+	+/-	++	--	0	0	0	~	0	-	-	Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. The policy requires that the Thrift Wood Site of Special Scientific Interest (SSSI) to the southeast of the site be respected and that contributions be collected towards recreation disturbance avoidance and mitigation measures for European sites as a part of the Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). Therefore the anticipated effect on SA objective 1 (biodiversity) has been moved from significant negative to minor negative.

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															The policy includes requirements relating to transport, landscape and heritage, however these have not changed the scores for the site. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.
GROWTH SITE 9 - DANBURY	?	++	?	?	?	?	?	?	?	?	?	?	?	?	Likely Significant Effects This policy is a statement of intent to provide 100 dwellings in Danbury through sites allocated in a Neighbourhood Development Plan. A significant positive effect has therefore been identified in respect of SA Objective 2 (Housing). Uncertainties in relation to other objectives are identified at this stage until the exact location of development is known. Mitigation None identified.
EXISTING COMMITMENT EC5 – ST GILES, MOOR HALL LANE, BICKNACRE	0/?	+	+/-	+	+/-	++/-	++/-	--	0	0	~	0	0	0	Likely Significant Effects The scoring for this policy is unchanged from the scoring for the associated site (see Appendix G) as the policy does not introduce any significant factors. The policy confirms that the site will be developed for specialist residential accommodation to complement the existing use. Mitigation None identified. General policies in the Pre-Submission Local Plan (e.g. NE1 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															considered when the site associated with this policy comes forward for development.

Special Policy Areas

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
POLICY SPA1 – BROOMFIELD HOSPITAL SPECIAL POLICY AREA	0	0	++	++	++	+/-	0/?	0	0	+/-	~	0/?	-/?	-/?	Likely Significant Effects A negligible effect has been identified in relation to biodiversity (SA Objective 1) as the policy seeks to minimise environmental impacts including ecology. As a major employer in the City Area, support for the development of Broomfield Hospital has been assessed as having a significant positive effect on the economy (SA Objective 3). A significant positive effect has also been identified in relation to SA Objective 4 (Sustainable Living and Revitalisation) and SA Objective 5 (Health and Wellbeing) as the policy encourages the provision of new/expansion of existing health facilities. A minor positive effect has been identified in respect of transport (SA Objective 6) given the policy's emphasis on the provision of a loop road to improve access and optimising access by public transport. However, development may also result in increased congestion, generating a negative effect on this objective. A mixed positive and negative effect has also been identified in relation to air quality (SA Objective 10). Whilst development of the hospital may increase traffic and affect air quality, the policy's emphasis on improved transport links may also help to minimise congestion and emissions to air associated with car use. A negligible effect has been identified in relation to SA Objective 8 (Water) because whilst two watercourses pass through the existing site, the policy seeks to minimise the impact on water quality and the site is classed as being in Flood Risk Zone 1 (and it is also an existing facility). Effects cultural heritage (SA Objective 13) and landscape and townscape (SA Objective 14) have been assessed as negative given the potential for adverse environmental impacts associated

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															with hospital development. However, the likelihood of effects occurring and their magnitude is uncertain and will be dependent on future proposals (although effects are unlikely to be significant given that development would be associated with an existing facility). Notwithstanding this, the provisions of the policy (e.g. in relation to design and landscaping) are expected to help minimise any adverse effects in this regard. Mitigation None identified.
POLICY SPA2 – CHELMSFORD CITY RACECOURSE SPECIAL POLICY AREA	0	0	++	0	0	+	0/?	0/?	0	0/?	~	0/?	0/?	0	Likely Significant Effects A negligible effect has been identified in relation to biodiversity (SA Objective 1) as the policy seeks to minimise environmental impacts including ecology. This policy supports proposals that provide ancillary functions to Chelmsford City Racecourse. This may help support the continued operation of the racecourse and associated employment opportunities and has therefore been assessed as having a significant positive effect on the economy (SA Objective 3). The policy places specific emphasis on the promotion of sustainable transport and in consequence, positive effects have been identified in respect of transport (SA Objective 6). The policy seeks to manage the potential effects of development, requiring good design and the protection and enhancement of trees and hedgerows and minimising the effect on the landscape (SA Objective 14). On balance, neutral effects have been identified in respect of the remaining SA objectives, although in some cases, some uncertainty remains. Mitigation None identified.

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
POLICY SPA3 – HANNINGFIELD RESERVOIR SPECIAL POLICY AREA	++/-	0	0	0	+	+/?	0/?	++/- /?	-	0/?	~	0/?	0/?	0	Likely Significant Effects This Special Policy Area covers the main campus of buildings, store building and staff offices associated with Hanningfield Reservoir. The site also includes two Local Wildlife Sites. The policy seeks to avoid adverse impacts in respect of biodiversity and promote nature conservation interests (the reservoir is a SSSI) and in consequence, the potential for a significant positive effect on biodiversity (SA Objective 1) has been identified. Development (including recreational use) may, however, have adverse effects on biodiversity, although the type, scale and magnitude of effects would be dependent on specific proposals. The policy specifically promotes the recreational use of the reservoir and a positive effect has therefore been identified in respect of SA Objective 5 (Health and Wellbeing). The policy seeks to support the role, function and operation of the works which is expected to help maintain and enhance water resources and quality. A significant positive effect has therefore been identified in respect of water (SA Objective 8), although there is the potential for new development/uses of the reservoir to have adverse effects on water quality (if unmitigated). The policy specifically supports proposals for sustainable transport which has been assessed as having a positive effect on SA Objective 6 (Transport). The western part of the area lies within Flood Zones 2 and 3 so there is the potential for significant effects in relation to SA Objective 9 (Flood Risk). However, the uses proposed on site are assumed to be less vulnerable because of their nature and the policy requires development proposals to provide suitable SuDS and flood risk management. A minor negative effect has therefore been identified in respect of this objective. There is the potential for development associated with this Special Policy Area to result in adverse landscape impacts. However, the policy supports proposals that protect and enhance trees and hedgerows and comprise high quality design

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															and the policy requires proposals to avoid adverse impacts on the landscape. Therefore, a negligible effect has been identified. Effects on the remaining SA objectives are considered to be neutral at this stage, although some uncertainty remains. Mitigation None identified.
STRATEGIC POLICY SPA4 – RHS HYDE HALL SPECIAL POLICY AREA	0	0	+	0	+	+	0	0	0	0	~	0	+	0	Likely Significant Effects RHS Hyde Hall is an important visitor attraction. By supporting proposals which enhance visitor facilities, and provide accommodation for education and employment needs, the policy is expected to have a positive effect on the economy (SA Objective 3) as well as health and wellbeing (SA Objective 5). It is noted that the policy supports proposals which seek to minimise conflict between pedestrian routes and vehicle movements around the site and enable full disabled access throughout. A positive effect has therefore been identified in respect of transport (SA Objective 6). Hyde Hall is a Grade II Listed Building. As the policy seeks to promote the continued use of existing buildings (which may help to maintain and enhance this asset and its setting), a positive effect has been identified in respect of cultural heritage (SA Objective 13). The Special Policy Area boundary is drawn around the existing buildings and the main developed area of the site and therefore any adverse ecological and landscape effects as a result of the implementation of this policy are expected to be negligible (it is also noted that the policy seeks to protect existing site features). Mitigation None identified.
STRATEGIC POLICY SPA5 -	0	+/?	+/?	0	0	+/-	+/-	-	-	0/?	~	0/?	+/?	0	Likely Significant Effects

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
SANDFORD MILL SPECIAL POLICY AREA															This Special Policy Area recognises the potential for the Sandford Mill site to be redeveloped for mixed uses. Subject to the uses accommodated on the site, this could generate positive effects on housing (SA Objective 2) and the economy (SA Objective 3), although the magnitude of any effect is at this stage uncertain. The policy specifically encourages proposals that improve site access (including waterways access) and promote sustainable modes of transport. In consequence, a positive effect has been identified in respect of SA Objective 6 (Transport), although it is recognised that development may result in increased traffic. The intent of this policy is to encourage the reuse of existing buildings within the area and in consequence, a positive effect has been identified in respect of land use (SA Objective 7). However, there is the potential for development to also result in the loss of greenfield land and as a result, a negative effect has also been identified in respect of this objective. This Special Policy Area presents an opportunity for heritage-led redevelopment and in consequence, a positive effect has been identified in respect of cultural heritage (SA Objective 13). However, some uncertainty remains as there is at least the potential for adverse effect on the Conservation Area. This site is within Flood Zone 3 but is an existing complex so a minor negative effect only has been identified in relation to SA Objective 9 (Flood Risk) and SA Objective 8 (Water). Whilst there is the potential for the development of this site to result in adverse effects on biodiversity (SA Objective 1), it is noted that the policy sets out that proposals should protect and enhance nature conservation interests and the policy requires development within the SPA to mitigate potential effects on the European sites downstream. On balance, a neutral effect has therefore been identified in respect of this objective. It is noted that the boundaries of this Special Policy Area are drawn to allow for future development of Sandford Mill whilst

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															seeking to protect the local landscape. Further, the policy seeks to protect Green Wedges. However, there is the potential for development to result in adverse landscape impacts however the policy requires that effects on landscape be mitigated. On balance, a neutral effect has been identified in respect of SA Objective 14 (Landscape and Townscape), although some uncertainty remains. Mitigation None identified.
STRATEGIC POLICY SPA6 – WRITTLE UNIVERSITY COLLEGE SPECIAL POLICY AREA	0/?	0	++	++	0	+	0	-	-	0	~	0/?	0/?	0/?	Likely Significant Effects Writtle University College is a nationally-recognised land-based technologies college which is seeking to expand and broaden its educational facilities and opportunities. It is also a key employer in Chelmsford. By supporting the role, function and operation of Writtle University College, this policy has been assessed as having a significant positive effect on the economy (SA Objective 3) and sustainable living and revitalisation (SA Objective 4). This policy specifically supports proposals that improve circulation through, and links with, existing College buildings, promote more sustainable means of transport to the site and reduce individual trips by car. Overall, the policy has therefore been assessed as having a positive effect on transport (SA Objective 6). This area is within Flood Zone 3 but it is an existing facility so a minor negative effect only has been identified in relation to SA Objective 9 (Flood Risk) and SA Objective 8 (Water). Whilst development in this area could result in adverse environmental impacts including in respect of biodiversity and landscape, it is noted that the policy supports proposals that protect and enhance trees and hedgerows, the setting of listed buildings and King John's Hunting Lodge and nature conservation interests. On balance, the policy has been

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape	Commentary
															assessed as having a neutral effect on the remaining SA objectives, although some uncertainty remains. Mitigation None identified.

Appendix J

Mitigation and Enhancement

This Appendix presents the suggested mitigation set out in the SA at the Preferred Options stage. It then details how and where Chelmsford City Council consider the Local Plan to have responded.

Housing Requirement: 21,893 dwellings, 9 permanent pitches for Gypsies and Travellers and 24 permanent plots for Travelling Showpeople

SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
1	- Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate, consistent with the NPPF. - Careful consideration should be given to the selection of site allocations in order to avoid significant adverse effects on European sites, or significant harm to nationally and locally designated sites. Appropriate mitigation should be identified where necessary.	- Addressed in various policies including S6 and site allocation policies - The Local Plan Habitats Regulations Assessment has informed the selection of sites to minimise any significant effects on the integrity effects on European sites. Any effects can be addressed through the implementation of the emerging Essex Recreational Disturbance and Avoidance Mitigation Strategy (Essex RAMS) and proposed Local Plan policies to minimise any effects e.g. SGS Policy S7 - Addressed in various policies including S6 and site allocation policies
2	- The Local Plan could promote the voluntary use of the Lifetime Homes Standard and the Home Quality Mark to encourage the provision of high quality housing. - The Local Plan could ensure that a proportion of housing reflects the needs of an ageing population and also the specific needs of the disabled by requiring a proportion of dwellings to be wheelchair accessible and for a proportion of dwellings to achieve requirement M4(2) of the Building Regulations 2015, which relates to accessible and adaptable dwellings.	- Lifetime Homes are promoted in S2. - Requirements covered in Policy HO1
3	The Local Plan could encourage local recruitment/training associated with the construction and operational phases of development.	Opportunities for training covered in Reasoned Justification to Policy S8. The Council will actively encourage recruitment/training opportunities where appropriate through the use Planning Conditions/Obligations.
4	- Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. - New residential development should be located in close proximity to services and facilities and/or incorporate new facilities. - Developer contributions towards key services and facilities should be sought where appropriate.	- Covered in various policies. Policy S1 will assist in urban regeneration by re-using derelict and other urban land in Chelmsford. Chelmer Waterside (SGS1a) will be a key driver for City centre regeneration. Opportunity Sites (OS1a-1b) will contribute to regeneration objectives. Growth Sites will collectively contribute to regeneration objectives - Covered in Policies S11, S12, GR1 and individual site allocation policies.
5	- Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site for residential developments. - Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses. - Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. - New development should be located in close proximity to health care facilities.	- Covered in various policies e.g. S6, S11 and individual site allocation policies - Covered in Policies such as PA1 and PA2 - Covered in various policies including CO1 and individual site allocation policies such as GS1s, 3a and 4 - Covered in Policies S11, S12, GR1 and individual site allocation policies - NHS England and the CCG have been consulted during the preparation of the Local Plan. Policies such as S11 require the provision of appropriate new health provision as part of new development

SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
	- Careful consideration should be given to the distribution of new development vis-à-vis GP capacity/availability. - Existing open space and recreational facilities should be protected, or replacement provision sought. - Local Plan policies should ensure that new development (in isolation or cumulatively) does not significantly impact on air quality.	- See Policy CF2 which seeks to protect the inappropriate loss of open spaces and recreation facilities - The Reasoned Justification to Policy PA2 will expect promoters of development to fully assess the impact of development through appropriate assessments to include the impact upon the environment, air quality, and public health and safety.
6	- Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. - Local Plan policies should positively promote walking and cycling as part of new developments. - Local Plan policies should seek to address the pressure on the current transport network, aligning with, and supporting, proposals contained in the existing Local Development Framework and Local Transport Plan. - Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities. - Opportunities should be sought to secure investment in public transport provision.	The Plan promotes travel plans, a range of new/improved transport infrastructure proposals and measures to encourage sustainable travel choices including walking and cycling e.g. see S11 and individual site allocation policies. The Reasoned Justification to S11 states that the Council will work with local landowners and partners to bring forward the infrastructure required to facilitate the development set out within the Growth Areas and Local Plan. The proposed site allocations will help ensure accessibility to key services, facilities and employment opportunities.
7	- Local Plan policies and proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies and proposals should prioritise the development of brownfield over greenfield land where possible. - Local Plan policies and proposals should seek to use areas of suitable poorer quality agricultural land in preference to that of a higher quality. - Local Plan policies should resist the development of best and most versatile agricultural land. - Local Plan policies should promote the management of soils on development sites.	- Plan seeks to maximise the use of suitable previously developed land for development e.g. see Policy S1 and allocations in Growth Area 1 - Greenfield and brownfield allocations will be developed in tandem to maintain housing land supply over the plan period.
8	- The Council should consider the potential for Local Plan policies to support water company water efficiency activities, including the requirement for new homes to include the optional requirement in the Building Regulations for 110 litres maximum daily allowable usage per person. - It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area.	- Covered in Policy MP3 - Covered by various policies including NE3 and individual site allocation policies.
9	- Local Plan policies and proposals should avoid development in areas of flood risk (e.g. Flood Zones 2 and 3). - Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. - Local Plan policies should seek to promote as close to greenfield runoff rates as possible.	Covered by various policies e.g. NE3, S6 and individual site allocation policies.
10	Policies contained within the Local Plan should seek to reduce congestion.	- Covered by various policies e.g. S11 and individual site allocation policies - Covered in Policy PA1 - The Reasoned Justification to Policy PA2 will expect promoters of development to fully

SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
	- Local Plan policies should ensure that development within the City Area's Army and Navy AQMA is consistent with the objectives of the AQMA. - Local Plan policies should ensure that new development (in isolation or cumulatively) does not significantly impact on air quality. - Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities. - Opportunities should be sought to secure investment in public transport provision.	assess the impact of development through appropriate assessments to include the impact upon the environment, air quality, and public health and safety - The proposed site allocations will help ensure accessibility to key services, facilities and employment opportunities - The Plan promotes a range of new/improved public transport infrastructure proposals e.g. see S11 and individual site allocation policies.
11	- Local Plan policies could promote high standards of low carbon and energy efficient design including, where appropriate, renewable energy provision in non-residential buildings. It is acknowledged that policy at the national level limits the ability of local planning authorities to do this as the Code for Sustainable Homes has been discontinued, with some requirements secured through the Building Regulations. - The Local Plan could promote the voluntary use of the Home Quality Mark. - Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities.	- Covered in various policies e.g. NE4, MP3 and individual site allocation policies - Promotion of the Home Quality Mark will be explored as part of the Making Places SPD - The proposed site allocations will help ensure accessibility to key services, facilities and employment opportunities.
12	- The Council should consider the potential for Local Plan policies to encourage the use of recycled and secondary materials in new developments. - The provision of recycling facilities within new developments should be a component of Local Plan design and/or waste management policies. - The reuse of construction and demolition wastes on site should be promoted.	- The Council will actively encourage the use of recycled materials through the Making Places SPD. See also Policy MP3 - Covered by Development Standards. See also Site allocation SGS4 which encourages the use of a mass waste collection system.
13	- Policies and proposals contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. - Policies within the Local Plan should promote high standards of architecture and urban design. - The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.	See in particular, Policies HE1 and SPA5. High quality design of new development is covered in various policies e.g. MP1 and individual site allocation policies.
14	- Local Plan policies and proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. - Detailed policies on high quality design should be contained within the Local Plan. - Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes.	- Plan seeks to maximise the use of suitable previously developed land for development e.g. see Policy S1 and allocations in Growth Area 1. Greenfield and brownfield allocations will be developed in tandem to maintain housing land supply over the plan period - High quality design of new development is covered in various policies e.g. MP1 and individual site allocation policies - Covered by various policies e.g. MP1, MP2, NE2 and individual site allocation policies.

Employment Requirement (725 jobs per annum/ a minimum of 55,000sqm of employment floorspace and 13,400 sqm of retail floorspace over the plan period)

SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
1	- Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. - Careful consideration should be given to the selection of site allocations in order to avoid significant adverse effects on European sites, or significant harm to nationally and locally designated sites. Appropriate mitigation / compensation should be identified where necessary. - Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.	- Addressed in various policies including S6 and site allocation policies - The Local Plan Habitats Regulations Assessment has informed the selection of sites to minimise any significant effects on the integrity effects on European sites. Any effects can be addressed through the implementation of the emerging Essex Recreational Disturbance and Avoidance Mitigation Strategy (Essex RAMS) and proposed Local Plan policies to minimise any effects e.g. SGS Policy S7 - Addressed in various policies including S6 and site allocation policies.
4	Local Plan policies should ensure that new development supports specific regeneration opportunities where possible, including the promotion of local recruitment during the construction and operational areas.	Regeneration opportunities are covered in various policies. Policy S1 will assist in urban regeneration by re-using derelict and other urban land in Chelmsford. Chelmer Waterside (SGS1a) will be a key driver for City centre regeneration. Opportunity Sites (OS1a-1b) will contribute to regeneration objectives. Growth Sites will collectively contribute to regeneration objectives. The Council will actively encourage recruitment/training opportunities where appropriate through the use of Planning Conditions/Obligations.
5	Careful consideration should be given to the location of site allocations vis-a-vis sensitive receptors.	There are no site allocations promoted in or adjacent to the AQMA.
6	- Careful consideration should be given to the distribution/location of new development to ensure accessibility by transport modes other than the car. - Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. - Local Plan policies should positively promote walking and cycling as part of new developments. - Local Plan policies should seek to address the pressure on the current transport network, aligning with, and supporting, proposals contained in the existing Local Development Framework and Local Transport Plan.	The Plan promotes travel plans, a range of new/improved transport infrastructure proposals and measures to encourage sustainable travel choices including walking and cycling and reduce congestion e.g. see S11 and individual site allocation policies. The proposed site allocations will help ensure accessibility to key services, facilities and employment opportunities.
7	- Local Plan policies and proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies and proposals should prioritise the development of brownfield over greenfield land where possible. - Local Plan policies and proposals should seek to use areas of suitable poorer quality land in preference to that of a higher quality. - Local Plan policies should resist the development of best and most versatile agricultural land. - Local Plan policies should promote the management of soils on development sites.	- Plan seeks to maximise the use of suitable previously developed land for development e.g. see Policy S1 and allocations in Growth Area 1. Greenfield and brownfield allocations will be developed in tandem to maintain housing land supply over the plan period - The Local Plan seeks to minimise the loss of the best and most versatile agricultural land to ensure future food production – see Strategic Priority 7 and S9 - There is 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 and refs strengthened in the Plan. See S9. Management of soils on development sites will be promoted through the Making Places SPD.

SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
8	- The Council should consider the potential for Local Plan to support water company water efficiency activities for existing businesses. - It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area.	- Covered in Policy MP3 - Covered by various policies including NE3 and individual site allocation policies.
9	- Local Plan policies and proposals should avoid development in areas of flood risk (e.g. Flood Zones 2 and 3). - Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. - Local Plan policies should seek to promote as close to greenfield runoff rates as possible.	Covered by various policies e.g. NE3, S6 and individual site allocation policies.
10	- Policies contained within the Local Plan should seek to reduce congestion. - Local Plan policies should ensure that development within the City Area's Army and Navy AQMA is consistent with the objectives of the AQMA. - Careful consideration should be given to the distribution/location of new employment development to ensure accessibility by transport modes other than the car. - Local Plan policies should ensure that new development (in isolation or cumulatively) does not significantly impact on air quality.	- Covered by various policies e.g. S11 and individual site allocation policies - Covered in Policy PA1 - The Reasoned Justification to Policy PA2 will expect promoters of development to fully assess the impact of development through appropriate assessments to include the impact upon the environment, air quality, and public health and safety - The proposed site allocations will help ensure accessibility to key services, facilities and employment opportunities.
11	- Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. - High quality, sustainable design and onsite renewable and low carbon energy provision should be promoted.	Covered in various policies e.g. NE4, MP3 and individual site allocation policies such as SGS4.
12	- The Council should consider the potential for Local Plan policies to encourage the use of recycled and secondary materials in new developments. - The provision of recycling facilities within new developments should be a component of Local Plan design and/or waste management policies. - The reuse of construction and demolition wastes on site should be promoted.	- The Council will actively encourage the use of recycled materials through the Making Places SPD. See also Policy MP3 - Covered by Development Standards. See also Site allocation SGS4 which encourages the use of a mass waste collection system.
13	- Policies and proposals contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. - Policies within the Local Plan should promote high standards of architecture and urban design. - The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.	See in particular, Policies HE1 and SPA5. High quality design of new development is covered in various policies e.g. MP1 and individual site allocation policies.
14	- Local Plan policies and proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. - Detailed policies on high quality design should be contained within the Local Plan - Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes.	- Plan seeks to maximise the use of suitable previously developed land for development e.g. see Policy S1 and allocations in Growth Area 1. Greenfield and brownfield allocations will be developed in tandem to maintain housing land supply over the plan period - High quality design of new development is covered in various policies e.g. MP1 and individual site allocation policies - Covered by various policies e.g. MP1, MP2, NE2 and individual site allocation policies.

Spatial Strategy

SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
1	- The Local Plan should include all of the TCPA Garden City Principles as an appendix (consistent with the approach being taken in the Main Modifications to the Canterbury Local Plan). - Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. - Careful consideration should be given to appropriate mitigation to avoid adverse impacts on designated sites. - Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.	- Addressed in various policies including S6 and site allocation policies - The Local Plan Habitats Regulations Assessment has informed the selection of sites to minimise any significant effects on the integrity effects on European sites. Any effects can be addressed through the implementation of the emerging Essex Recreational Disturbance and Avoidance Mitigation Strategy (Essex RAMS) and proposed Local Plan policies to minimise any effects e.g. SGS Policy S7 - Addressed in various policies including S6 and site allocation policies
4	- Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. - Developer contributions towards key services and facilities should be sought where appropriate.	- Covered in various policies. Policy S1 will assist in urban regeneration by re-using derelict and other urban land in Chelmsford. Chelmer Waterside (SGS1a) will be a key driver for City centre regeneration. Opportunity Sites (OS1a-1b) will contribute to regeneration objectives. Growth Sites will collectively contribute to regeneration objectives - Covered in Policies S11, S12, GR1 and individual site allocation policies.
5	- Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site. - Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses. - Consideration should be given to the provision of open space as part of new development within the Chelmsford Urban Area.	- Provision of new open space and health facilities are covered in various policies e.g. S6, S11 and individual site allocation policies - Covered in Policies such as PA1 and PA2 - NHS England and the CCG have been consulted during the preparation of the Local Plan. Policies such as S11 require the provision of appropriate new health provision as part of new development.
6	- Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. - Local Plan policies should positively promote walking and cycling as part of new developments.	The Plan promotes travel plans, a range of new/improved transport infrastructure proposals and measures to encourage sustainable travel choices including walking and cycling e.g. see S11 and individual site allocation policies.
7	- Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible. - Local Plan policies should resist the development of best and most versatile agricultural land. - Local Plan policies should encourage the management of soils on development sites.	- Plan seeks to maximise the use of suitable previously developed land for development e.g. see Policy S1 and allocations in Growth Area 1 - Greenfield and brownfield allocations will be developed in tandem to maintain housing land supply over the plan period.
8	It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area.	Covered by various policies including NE3 and individual site allocation policies that promote the use of SuDS.
9	- Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). - Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. - Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.	Covered by various policies e.g. NE3, S6 and individual site allocation policies.

SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
	Local Plan policies should seek to promote as close to greenfield runoff rates as possible.	
10	- Policies contained within the Local Plan should seek to reduce congestion. - Local Plan policies should ensure that development within the Army and Navy AQMA is consistent with the objectives of the AQMA.	- Covered by various policies e.g. S11 and individual site allocation policies - Covered in Policy PA1
11	- Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. - Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions.	Covered in various policies e.g. NE4, MP3 and individual site allocation policies including SGS4.
13	- Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. - Policies within the Local Plan should promote high standards of architectural and urban design. - The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.	See in particular, Policies HE1 and SPA5. High quality design of new development is covered in various policies e.g. MP1 and individual site allocation policies.
14	- Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. - Detailed policies on high quality design should be contained within the Local Plan. - Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscape.	- Plan seeks to maximise the use of suitable previously developed land for development e.g. see Policy S1 and allocations in Growth Area 1. Greenfield and brownfield allocations will be developed in tandem to maintain housing land supply over the plan period - High quality design of new development is covered in various policies e.g. MP1 and individual site allocation policies - Covered by various policies e.g. MP1, MP2, NE2 and individual site allocation policies.

Local Policies

Policy	SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
HO2	1. Biodiversity and Geodiversity	Part B could make specific reference to avoiding adverse effects on natural environment assets including biodiversity.	Covered by additional criterion added to policy (B iv). Ecology and biodiversity are covered in more detail in Policy NE1, the contents of which are not necessary to duplicate as policies should not be read in isolation.
	6. Transport	Part B could make specific reference to the need for sites to be well served by public transport.	This matter is covered by Policy S11 which applies to all new developments. Not necessary to duplicate as policies should not be read in isolation.
	7. Land use and soils	Part B could promote the use of brownfield land and seek to ensure that development does not result in the loss of best and most versatile agricultural land.	Additional text added to Reasoned Justification for part B of the policy (para 8.17).
	8. Water	Part B could make specific reference to avoiding adverse effects on natural environmental assets including water.	Covered by additional criterion added to policy (B iv). Impacts on water resources are covered by Policies S3 and PA2, the contents of which are not necessary to duplicate as policies should not be read in isolation.

Policy	SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
	9. Flood Risk and Coastal Erosion	Part B could seek to ensure that rural exception sites are not located in areas of flood risk.	This matter is covered by Policy NE3 which applies to all new developments. Not necessary to duplicate as policies should not be read in isolation.
	13. Cultural Heritage	Part B could make specific reference to the avoidance of adverse impacts on heritage assets and their settings.	Covered by additional criterion added to policy (B iv). Impacts on heritage assets are covered in more detail in Policies HE1, HE2 and HE3, the contents of which are not necessary to duplicate as policies should not be read in isolation.
	14. Landscape and Townscape	Part B could make specific reference to avoiding adverse effects on natural environment assets including landscape.	Covered by additional criterion added to policy (B iv). Effects on landscape are covered in more detail in Policy MP1, the contents of which are not necessary to duplicate as policies should not be read in isolation.
HO3	6. Transport	Part B could make specific reference to the need for sites to be well served by public transport.	This matter is covered by Policy S11 which applies to all new developments. Not necessary to duplicate as policies should not be read in isolation.
	7. Land use and soils	Could promote the use of brownfield land and seek to ensure that development does not result in the loss of best and most versatile agricultural land.	This policy covers all of the Chelmsford area so it is not possible to suggest a sequential approach.
C08	7. Land use and soils	Could make specific reference to avoiding development on best and most versatile agricultural land and promoting the reuse of previously developed sites.	Text added to Reasoned Justification of Policy CO8 (para 8.87).
HE1, HE2, HE3	13. Cultural Heritage	Could include policy support for schemes that will help enhance assets 'at risk'.	Text added to the end of Part A) of Policy HE1 to support sustaining and enhancing the significance of heritage assets. This would include assets at risk.
NE1	1. Biodiversity and Geodiversity	Could include reference to promoting opportunities to expand and enhance ecological connectivity through new development. Could include specific reference to protecting geodiversity.	Covered by amended criteria ii) and iii) of Part D) of Policy NE1.
NE2	1. Biodiversity and Geodiversity	Could encourage new tree planting as part of the design of new development.	New tree planting has been included in Policy MP2, the contents of which are not necessary to duplicate as policies should not be read in isolation.
NE3, NE4	8. Water	Could seek to ensure that development does not have adverse impacts on water quality.	Covered by additional criterion added to policy (iii). Impacts on water resources are covered by Policies S3 and PA2, the contents of which are not necessary to duplicate as policies should not be read in isolation.
NE4	9. Flood Risk and Coastal Erosion	Could refer to the avoidance of flood risk.	Covered by additional criterion added to policy (iii). Flood risk is covered by Policy NE3 which applies to all new developments. Not necessary to duplicate as policies should not be read in isolation.
	13. Cultural Heritage	Could specifically seek to ensure that development does not have unacceptable adverse impacts on heritage assets or their settings.	Covered by additional criterion added to policy (iii). Impacts on heritage assets are covered in more detail in Policies HE1, HE2 and HE3, the contents of which are not necessary to duplicate as policies should not be read in isolation.
	14. Landscape and Townscape	Could specifically seek to ensure that development does not have adverse impacts on landscape character or townscape.	Covered by additional criterion added to policy (iii). Effects on landscape are covered in more detail in Policy MP1, the contents of which are not necessary to duplicate as policies should not be read in isolation.
CA1 (now CF1)	1. Biodiversity and Geodiversity	Could refer to the avoidance of adverse impacts on biodiversity.	Additional text added to Reasoned Justification to cover avoiding adverse impacts on biodiversity (para 8.125).

Policy	SA Objective	Suggested Mitigation at the Preferred Options stage	Response by Chelmsford City Council
	8. Water	Could refer to the avoidance of adverse impacts on water quality.	Additional text added to Reasoned Justification to cover avoiding adverse impacts on water quality (para 8.125).
MP1	8. Water	Could include explicit reference to minimising resource use.	Covered by additional criterion added to Part B of the policy (vii).
	12. Waste and Natural Resources	Could include explicit reference to minimising resource use.	Covered by additional criterion added to Part B of the policy (vii).
S2	1. Biodiversity and Geodiversity	Could define sustainable development in the context of the City Area	Generic references to Chelmsford added to Reasoned Justification (paras 5.4 and 5.5)
S3	9. Flood Risk and Coastal Erosion	Policy/Reasoned Justification could refer to supporting the implementation of the Essex and South Suffolk Shoreline Management Plan.	Reference added to Reasoned Justification to help support implementation of the Management Plan (para 5.13)
	11. Climate Change	Could support the development of low carbon and renewable energy schemes	New bullet added to Policy and new reference in Reasoned Justification (para 5.9) to support development of renewable and low carbon energy development.
S5	13. Cultural Heritage	Could refer to improving access to cultural heritage and heritage-led development	No changes proposed as such an objective may be inappropriate or unrealistic e.g. to improve access to a private heritage asset. This objective is relevant to Sandford Mill Special Policy Area and already reflected in Policy SPA5.
S6	1. Biodiversity and Geodiversity	Could refer to blue infrastructure	Policy and Reasoned Justification updated and amended to include a much greater focus on green infrastructure which is defined as including both green and blue spaces (see para 5.29)
S10	2. Housing	Could refer to well-designed, high quality homes	Policy S10 in Preferred Options is now deleted. High standards of design and development that is functional and viable is covered in Policy MP2 (para 9.9)
	14. Landscape and Townscape	Could refer to high quality, sustainable design	Policy S10 in Preferred Options is now deleted. Sustainable buildings and sustainable development covered in Policy MP3 and individual site allocation policies e.g. SGS4
S11	3. Economy, Skills and Employment	Could make specific reference to development that supports the employment of local people and enhances skills	Policy renumbered as S10 in the Pre-Submission Local Plan. Reference to improving skills and creating local employment opportunities added to Reasoned Justification (para 6.48)
S12	11. Climate Change	Could specifically refer to renewable energy and low carbon schemes including district scale heating	Policy redrafted and renumbered as S11 in the Pre-Submission Local Plan. Reference added that new utility infrastructure could include renewable, low carbon or district-scale energy schemes
S14	1. Biodiversity and Geodiversity	Could refer to blue infrastructure	Reference added to Reasoned Justification (para 6.80)

Appendix K

Potential Monitoring Indicators

SA Objective	Possible Indicator(s)	Sources(s)
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.	Natural England/Chelmsford City Council
	Change in area of designated biodiversity sites.	Authority Monitoring Report (AMR)
	Number of TPO trees or woodland removed as a result of development permitted.	AMR
	Area of priority habitat delivered.	Natural England/Chelmsford City Council
	Number of major developments generating overall biodiversity enhancement.	Natural England/Chelmsford City Council
	Hectares of accessible open space per 1,000 population.	Chelmsford City Council
	Proportion of dwellings completed with access to natural greenspace within 400m.	Chelmsford City Council
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net additional dwellings completed by size and type.	AMR
	Housing land available.	AMR
	Housing affordability ratio.	Department for Communities and Local Government
	Net affordable housing completions.	AMR
	Number of market homes provided on rural exception sites.	AMR
	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved.	AMR
	Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses.	AMR
	Number of new dwellings achieving M4(2) of the Building Regulations 2015.	AMR
	Number of new dwellings achieving M4(3) of the Building Regulations 2015.	AMR
	Number of self-build homes completed.	AMR
	Number and type of specialist residential accommodation completed.	AMR
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Net additional employment floorspace completed including by type.	AMR
	Loss of employment floorspace by type.	AMR
	Employment land available by type.	AMR
	Location of large new office development.	AMR
	Number of businesses.	Nomis
	Jobs density.	Nomis
	Proportion of residents economically active/inactive.	Nomis
	Unemployment rates.	Nomis

SA Objective	Possible Indicator(s)	Sources(s)
	Employment by occupation.	Nomis
	Mean full time workers gross weekly pay.	Nomis
	The percentage of working age people with qualifications at, or equivalent to, NVQ Level 2 and above.	Nomis.
	School capacity/number of school places created.	Essex County Council
	Tourist and visitor numbers and spend.	Chelmsford City Council.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Overall City Area ranking in English Indices of Deprivation.	Department for Communities and Local Government
	Ranking of Lower Super Output Areas (LSOAs) of deprivation in the City Area, out of the whole of England.	Department for Communities and Local Government
	Amount of retail floorspace completed.	AMR
	Loss of retail floorspace.	AMR
	New retail and leisure development in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Loss of retail floorspace in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Vacancy rates in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Number of applications permitted for new community facilities.	AMR
	Number of community facilities lost to other uses.	AMR
	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centres.	Chelmsford City Council
	Neighbourhood Plans and other community-led planning tools being put in place.	AMR
	Provision of key infrastructure.	AMR
	Amount of non-A1 uses permitted on ground floors within primary frontages in Chelmsford City Centre and South Woodham Ferrers Town Centre.	AMR
5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Life expectancy at birth.	Public Health England
	Amount of eligible open spaces managed to Green Flag Award standard.	AMR
	Any planning permissions given contrary to Health and Safety Executive advice.	Chelmsford City Council
	Level of open space and sports facility provision.	AMR
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Average distance travelled to work.	Office for National Statistics
	Commuting flows.	Office for National Statistics
	Car ownership - % of households owning one or more car/van.	Office for National Statistics
	Travel to work by different modes (e.g. bus, train, car, bike, foot).	Office for National Statistics

SA Objective	Possible Indicator(s)	Sources(s)
	Traffic volumes.	Department for Transport
	Amount of completed development Complying with Car-Parking Standards.	Chelmsford City Council
	Bus and rail service provision.	Chelmsford City Council
	Park and ride provision.	Chelmsford City Council
	Residential development within 30 minutes public transport of: GP; hospital; primary school; a secondary school; and Chelmsford City Centre and/or South Woodham Ferrers Town Centre.	Chelmsford City Council
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	Net dwelling completions on previously developed land.	AMR
	Total amount of employment floorspace on previously developed land.	AMR
	New residential densities.	AMR
8. Water: To conserve and enhance water quality and resources.	% of river stretches with good/very good biological water quality.	Environment Agency
	% of river stretches with good/very good chemical water quality.	Environment Agency
	Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.	AMR
	Water efficiency rate of new dwellings.	AMR
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	AMR
	Number of new major developments that incorporate SUDS and reduce water run-off.	AMR
10. Air: To improve air quality.	Air Quality Management Areas declared as a consequence of development.	Chelmsford City Council
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	Renewable energy capacity installed by type.	Chelmsford City Council
	Number of applications permitted for renewable and low carbon technologies.	Chelmsford City Council
	Reduction in carbon dioxide emissions above the requirements of current Building Regulations for non-residential developments of 1,000 sqm or more.	AMR
	Number of new non-residential buildings achieving a minimum BREEAM rating of 'Very Good'.	AMR
	CO ₂ emissions per capita.	Department for Business, Energy and Industry Strategy (BEIS)
	Energy consumption.	BEIS
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Volumes of municipal and commercial and industrial waste generated.	Essex County Council
	Number of listed buildings demolished.	Chelmsford City Council

SA Objective	Possible Indicator(s)	Sources(s)
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	Number of developments permitted affecting designated heritage assets.	Chelmsford City Council
	Number of developments permitted affecting non-designated heritage assets.	Chelmsford City Council
	Number of developments permitted affecting archaeological sites.	Essex County Council
	Number of heritage assets identified as being 'at risk'.	Historic England
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	Harm to non-protected landscape features.	Chelmsford City Council

