

# Cabinet Agenda

**1 July 2019 at 7pm**

**Council Chamber, Civic Centre,  
Duke Street, Chelmsford**

## **Membership**

Councillor S R Robinson (Chairman and Leader)  
Councillor M C Goldman (Connected Chelmsford  
and Deputy Leader)

## **and Councillors**

C K Davidson (Fairer Communities)  
J A Deakin (Safer Communities)  
M J Mackrory (Greener Communities)

Local people are welcome to attend this meeting, where your elected Councillors take decisions affecting YOU and your City.

There will also be an opportunity to ask your Councillors questions or make a statement. If you would like to find out more, please telephone Brian Mayfield in the Democracy Team on Chelmsford (01245) 606923 email [brian.mayfield@chelmsford.gov.uk](mailto:brian.mayfield@chelmsford.gov.uk), call in at the Civic Centre, or write to Democratic Services, Civic Centre, Duke Street, Chelmsford CM1 1JE. Council staff will also be available to offer advice in the Civic Centre for up to half an hour before the meeting.

**If you need this agenda in an alternative format please call 01245 606923. Minicom textphone number: 01245 606444.**

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# THE CABINET

1 July 2019

## AGENDA

### PART 1

Items to be considered when members of the public are likely to be present

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST**

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

3. **MINUTES AND DECISIONS CALLED-IN**

To consider the minutes of the meeting on 5 March 2019.  
No decisions at that meeting were called in.

4. **PUBLIC QUESTIONS**

Any member of the public may ask a question or make a statement at this point in the meeting. Each person has two minutes and a maximum of 15 minutes is allotted to public questions/statements, which must be about matters for which the Cabinet is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

5. **MEMBERS' QUESTIONS**

To receive any questions or statements from councillors not members of the Cabinet on matters for which the Cabinet is responsible.

6. **FAIRER CHELMSFORD**

- 6.1 Capital Outturn and Update Report
- 6.2 Treasury Management Outturn Report 2018/19

7. **GREENER CHELMSFORD**

- 7.1 Delivering infrastructure in Chelmer Waterside Using the Housing Infrastructure Fund
- 7.2 Community Infrastructure Levy Neighbourhood Allocation
- 7.3 Chelmsford Draft Local Plan

8. **SAFER CHELMSFORD**

- 8.1 Public Spaces Protection Order
- 8.2 Housing Assistance Policy

9. **URGENT BUSINESS**

To consider any other matter which, in the opinion of the Chair, should be considered by reason of special circumstances (to be specified) as a matter of urgency and which does not constitute a key decision.

10. **REPORTS TO COUNCIL**

The officers will advise on those decisions of the Cabinet which must be the subject of recommendation to the Council.

**PART II (EXEMPT ITEM)**

To consider whether to exclude the public from the meeting during the consideration of the following matter, which contains exempt information within the category of Part 1 of Schedule 12A to the Act indicated:

11. **FAIRER CHELMSFORD**

Proposed Land Transaction in the City Centre

*Category:* Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972  
Information relating to the financial or business affairs of any particular person (including the authority holding that information)

*Public interest statement:* It is not in the public interest to release details of this report at present, on the grounds that the report contains information that is commercially sensitive and to place the information in the public realm will be detrimental to the negotiations between the Council and its tenant.

# **MINUTES OF CHELMSFORD CITY COUNCIL CABINET**

**on 5 March 2019 at 7.00pm**

Present:

Councillor R T Whitehead, Leader of the Council (Chairman)  
Councillor N Gulliver, Cabinet Member for Planning and Economic Development  
Councillor P J L Hutchinson, Cabinet Member for Strategic Housing  
Councillor J Jeapes, Cabinet Member for Leisure  
Councillor A J McQuiggan, Cabinet Member for Information Technology & Corporate Services  
Councillor M Sismey, Cabinet Member for Waste Management, Recycling & Parking Services  
Councillor S R Sullivan, Cabinet Member for Safer Communities & Cultural Strategy

Also present:

Councillors  
L Ashley, J A Deakin, F B Mountain,  
S J Robinson and M Springett

1. **Apologies for Absence**

Apologies for absence were received from Councillor J Galley, Cabinet Member for Finance and Councillor R Massey, Cabinet Member for Parks.

2. **Declarations of Interests**

Members of the Cabinet were reminded to declare at the appropriate time any personal and prejudicial interests in any of the items of business on the meeting's agenda. None were declared.

3. **Minutes and Decisions Called-in**

The minutes of the meeting on 29 January 2019 were confirmed as a correct record and signed by the Chairman. No decisions at that meeting had been called in.

4. **Public Questions**

Further to questions asked by the public at the Council meeting on 27 February 2019, a member of the public asked whether the Cabinet would make a commitment to discuss the declaration of a climate emergency before the local elections on 2 May 2019.



The Leader of the Council said that he was unable to give such a commitment. The Council required time to research the implications of and consult the public on declaring a climate emergency and he could not say at this stage how long that would take. He confirmed, however, that the Council was working on the matter and, as evidenced by the new Corporate Plan being discussed at this meeting, was committed to ensuring that the Council played its part in tackling climate change.

## 5. **Members' Questions**

Councillors who were not members of the Cabinet asked questions or made statements on the following matters:

Councillor L Ashley on whether the stallholders at Chelmsford Market were satisfied with its revised layout and design.

The Cabinet Member for Waste Management, Recycling and Parking Services replied that, based on the latest information he had, a few stallholders had been unhappy about the timing of the refurbishment but he was not aware of significant numbers objecting to the layout. However, he would confirm whether that was the case and let Councillor Ashley know.

Councillor S J Robinson on:

- (a) whether, in the light of the response to the earlier question from a member of the public, the Cabinet regarded climate change as a problem that needed to be urgently addressed.

Cabinet members replied that whilst the Council was only one of many players involved in tackling climate change, it was committed to playing its part and doing what it could to protect the environment. The United Kingdom as a whole had reduced its carbon emissions in recent years and the Council was looking at how it could most effectively continue to contribute to the national efforts to address climate change.

- (b) whether the City Council would allow its car park in Firs Drive to be used for the parking of school buses when they were no longer able to park outside the grammar schools in Broomfield Road as a result of the introduction of a cycle highway in that road as part of the Chelmsford Growth Package. Councillor Robinson added that he had been told by the County Council that the City Council had declined to agree to that suggestion.

The Leader of the Council said that no request had been made to him to consider that arrangement, but the idea could be discussed with the County Council as part of continuing talks about the Growth Package.

- (c) when the modular homes in Fox Crescent would be occupied.

The Cabinet Member for Strategic Housing said that information related to the confidential contractual arrangements for this project had recently been given to members of Councillor Robinson's group and he was unable to expand on those details in open session. The Council had now taken over the final part of the project, which he was keen should be completed as soon as possible.

6.1 **Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) (Planning and Economic Development)**

*Declarations of Interest:* None

*Summary:* The Development Policy Committee on 28 February 2019 had recommended that the Cabinet adopt the proposed Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy and a Supplementary Planning Document that supported that Strategy. The Strategy was intended to avoid and mitigate disturbance to wildlife habitats from increased recreational visits to the Essex coast resulting from new housing development.

*Options:* Approve the proposed Strategy and associated documents with or without amendments.

*Chosen Option and Reasons:* The recommended Strategy would help deliver the new Local Plan and protect the Essex coastal environment.

**RESOLVED** that:

1. the Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy (Essex RAMS) Document (Technical Report and Mitigation Report) attached at [Appendix 1](#) of the report to the meeting be adopted;
2. the Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy (RAMS) draft Supplementary Planning Document attached at [Appendix 2](#) of the report be approved for consultation; and
3. the Director of Sustainable Communities or the Planning and Strategic Housing Policy Manager be authorised to make minor changes to the draft Supplementary Planning Document should it be necessary prior to the consultation commencing, and to prepare and approve the necessary consultation documentation.

7.16 to 7.19pm

6.2 **Essex County Council Chelmsford Park and Ride Consultation (Planning and Economic Development)**

*Declarations of Interest:* None

*Summary:* The Director of Sustainable Communities had prepared for the Cabinet's consideration a suggested response to Essex County Council's consultation on proposed changes to the Chelmsford Park and Ride service. The main changes related to ticket options, fares and the opening days of the Chelmer Valley Park and Ride service. A Green Sheet was distributed at the meeting that set out in stronger terms the Council's opposition to the proposed closure of the service on Saturdays. The suggested response, as amended by the Green Sheet, had been supported by the Development Policy Committee on 28 February 2019.

*Options:* Approve or not suggested response.

*Chosen Option and Reasons:* The proposed response, as amended by the Green Sheet, best reflected the Council's views on the future successful operation of the Chelmsford Park and Ride service.

*Discussion:* It had been suggested at the Development Policy Committee that the Council should also object to the planned increase in charges for the Park and Ride service. The Leader of the Council said that whilst he recognised the arguments in favour of retaining the existing charges, he appreciated that the County Council was facing financial challenges; nonetheless, he believed that a wider discussion was needed about the pricing strategy for the service.

**RESOLVED** that the proposed response to Essex County Council's Chelmsford Park and Ride Consultation set out in [Appendix A](#) to the report to the meeting, as amended by the [Green Sheet](#) distributed at the meeting, be approved.

7.19 to 7.23pm

### 6.3 **Community Infrastructure Levy (CIL) Neighbourhood Allocation (Planning and Economic Development)**

*Declarations of Interest:* None

*Summary:* The Cabinet considered the recommendations of the CIL Spending Panel on the applications for projects to be funded by the neighbourhood allocation element of CIL.

*Options:* Approve or not the Spending Panel's recommendations or approve them with amendments.

*Chosen Option and Reasons:* The projects recommended for approval met the criteria for CIL funding and would benefit the communities in which they were planned.

*Discussion:* One of those present at the meeting expressed disappointment that a number of what were considered to be worthy and essential projects by the local communities concerned had not been recommended for approval. The Leader stated that many of those projects had not been rejected completely and could be considered further by the Spending Panel if additional information was forthcoming. It was possible that the information requested may be received by the time the report was considered by the Council in July.

The Leader acknowledged concerns that the application system was complicated for those groups that did not have the expertise or resources to navigate the bids process and relied on assistance from, for example, local councillors. However, the Council was continually seeking to improve the application process and wanted to approve as many projects as possible that met the criteria. It was also pointed out that compared to other Essex districts Chelmsford had had considerable success in attracting CIL contributions from developers.

**RESOLVED** that:

1. the recommendations of by the CIL Spending Panel on the projects set out in the [report to the meeting](#) be approved and the Council on 17 July 2019 be requested to authorise the expenditure;
2. where the CIL funding is agreed and the grant or cost of works is to be met in full by the CIL funding, the budgets sums shown in [Appendix 1](#) of the report to the meeting be approved and included as either Revenue expenditure or added to the Capital Programme; and
3. the appropriate Director be authorised to spend the approved budget after consultation with the relevant Cabinet member, ensuring any conditions of the CIL funding are met.

7.23 to 7.50pm

#### 7.1 **Business Continuity Planning for an EU Exit (Leader)**

*Declarations of Interest:* None

*Summary:* The report to the meeting set out an assessment of the main challenges presented to the Council by the UK's departure from the European Union and the measures being taken to mitigate them.

*Options:* The report was for information and the consideration of options therefore not applicable.

**RESOLVED** that the [report](#) be noted.

7.50pm to 7.53pm

#### 7.2 **Statement on Modern Slavery and Human Trafficking (Leader)**

*Declarations of Interest:* None

*Summary:* The Cabinet was asked to approve for publication the Council's annual Statement on Modern Slavery and Human Trafficking required under Section 54 of the Modern Slavery Act 2015.

*Options:* Approve or amend the proposed Statement.

*Chosen Option and Reasons:* The proposed Statement met the statutory requirement to publish such a document annually and reaffirmed the Council's commitment to the principles and objectives contained in it.

**RESOLVED** that the Statement on Modern Slavery and Human Trafficking 2019 contained in the [Appendix](#) to the report be approved and published.

7.53pm to 7.54pm

7.3 **Corporate Plan (Leader)**

*Declarations of Interest:* None

*Summary:* The Cabinet considered the Council's latest Corporate Plan.

*Options:* Approve or amend the proposed Plan.

*Chosen Option and Reasons:* The proposed Plan established the Council's priorities, would guide its future work and set out its ambitions for Chelmsford

*Discussion:* During discussion of the report it was pointed out that the Plan made only passing reference to the City's canals and rivers; that "community" was mentioned in only a few places in the document; and that the Plan lacked contact details for those who wished to make comments on or find out more about it. The Leader of the Council said that officers would consider those points before the Plan was published.

**RESOLVED** that the latest [Corporate Plan](#) of the Council be approved and published.

7.54pm to 8.01pm

8. **Urgent Business**

There were no items of urgent business.

9. **Reports to Council**

**RESOLVED** that the report on CIL Neighbourhood Allocations (minute number 6.3) be the subject of report to the Council.

The meeting closed at 8.02pm

Chairman

**CABINET**  
**1st July 2019**

**AGENDA ITEM 6.1**

<b>Subject:</b>	<b>CAPITAL PROGRAMME UPDATE AND OUTTURN 2018/19</b>
<b>Report by:</b>	Cabinet Member for Fairer Chelmsford

**Enquiries contact:** Phil Reeves Tel: (01245) 606562, Email phil.reeves@chelmsford.gov.uk

**Purpose**

- a) To report the capital expenditure incurred in 2018/19 and the resources used to finance it.
- b) To update the approved Capital Schemes for variations in cost which have been identified at outturn and to date.
- c) To update the approved Asset Replacement Programme for 2019/20 for variations in cost and timing which have been identified at outturn and to date.
- d) To approve a budget for asset replacements for 2020/21 due to long delivery lead in times.

**Options**

To either accept or reject the recommendations.

**Recommendation(s)**

That the Cabinet approves the following:

- (a) the proposed increase in scheme costs £100k for Capital Schemes, shown in **Appendix 1** and detailed in paragraph 7.2 of this report;
- (b) the proposed Asset Replacement Programme for 2019/20, the increase in scheme costs £65k, the proposed new schemes £96k and the rephasing of spend from 2018/19 £485k as shown in **Appendix 3** and detailed in paragraph 8.2 of this report.

And that the Cabinet recommends to Council that:	
(a)	the Director of Public Places, after consultation with the Cabinet Member for Safer Chelmsford be authorised to spend proposed budget for asset replacements for 2020/21, £436k as detailed in paragraph 8.4 of this report;
(b)	the method of funding of the capital expenditure incurred in 2018/19, as set out in 9.2 be noted;
(c)	the latest proposed budgets for Capital Schemes £90.873m, shown in <b>Appendix 1</b> and detailed in paragraph 7.2, be noted;
(d)	the outturn on the 2018/19 Asset Replacement Programme £3.747m, shown in Appendix 3 and detailed in paragraph 8.1 of this report be noted;
(e)	the Asset Replacement Programme for 2019/20, £4.257m be noted as shown in <b>Appendix 3</b> and detailed in paragraph 8.2 of this report.

<b>Corporate Implications</b>	
Legal:	None
Financial:	Matching limited resources to corporate priorities
Personnel:	None
Risk Management:	Interest earnings understated and budget reductions made when not necessary Damage to reputation
Equalities and Diversity: (For new or revised policies or procedures has an equalities impact assessment been carried out? Y/N)	None
Health and Safety:	None
IT:	None
Other:	

<b>Consultees:</b>	All services, Audit Committee
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<b>Policies and Strategies</b>
The report takes into account the following policies and strategies of the Council:
Capital Strategy

1. Background

The Council has a long-established process of preparing formal monitoring reports comparing its forecast expenditure and income with the approved estimate and reporting these to Management Team on a regular basis. These reports are also supplied to all Cabinet Members.

2. Introduction

There are two types of expenditure, capital and revenue.

Capital expenditure relates to the acquisition or enhancement of assets, which have a useful life in excess of 12 months, and are charged to the Council's balance sheet and shown as fixed assets (a fixed asset being an item that can be in use for more than one year). To be an enhancement the expenditure on the asset must either lengthen substantially the useful life of the asset, increase substantially the open market value or increase substantially the extent to which the Council can use the asset.

Revenue costs are ongoing. They are incurred to run an asset or to provide a service.

3. Capital Programme

The capital programme is split between larger schemes (works, improvements and refurbishments) and an asset replacement programme.

Services submit bids annually for schemes to be added to the capital programme. The schemes should add value to the organisation, provide revenue savings or additional income, move forward the Corporate Plan Objectives or have statutory/health and safety implications.

The Asset Replacement Programme is required to maintain the existing level of service delivery by ensuring there is provision to replace items of equipment and vehicles on a regular basis. Approval of individual items is on an annual basis.

4. Capital Resources

Capital expenditure is funded in a number of ways, which may include grants, receipts, third party contributions, contributions from revenue and the use of external leasing.

When capital resources are spent the amount available to invest is reduced and therefore the amount of interest income received is reduced, which in turn affects the revenue budgets available and can result in the need to increase council tax.

5. Capital Reporting

A 'Capital Programme Update' report is taken to Cabinet in January and a 'Capital Programme Update and Outturn' report is taken to Cabinet/Council in July each year.

It is important to closely monitor capital expenditure as this allows judgements to be made for the Council's cash investments. If a large scheme is likely to be delayed this will provide an opportunity to invest the money until it is required, therefore increasing interest earnings.



## 6. Methods of Approval

New schemes submitted by services are recommended by Cabinet in January and approved by Council in February each year.

During the year, approval can be sought for further schemes or extensions to existing ones via supplementary approval or the use of urgency letters depending upon the level of expenditure required. An urgency letter authorises the Leader of the Council and Chief Executive to incur additional expenditure in extraordinary circumstances.

When schemes are approved, they are added to the capital programme and monitored throughout the year.

## 7. Capital Schemes

### 7.1 Monitoring Against Latest Approved Budgets

**Appendix 1** gives the overall capital outturn information for the completed Capital Schemes at the end of March 2019 and the latest forecast expenditure for the ongoing scheme costs. It identifies the variances in total individual scheme costs.

7.2 **Appendix 1** shows that the proposed cost of the Capital Schemes has reduced by a net £9k against the latest approved budget of £90.882m, or 0.01% of the overall Capital Schemes' costs.

Approved Budget	£90.882m
Proposed Reductions in Scheme Costs	-£0.178m
Proposed Increases in Scheme Cost Requires Approval – see <b>Appendix 1</b> Scheme number 17 Coval Lane Window Replacement	£0.100m
Actual Increases in Completed Scheme Cost	£0.138m
Actual Reductions in Completed Scheme Costs	-£0.069m
<b>Total Proposed Budget</b>	<b>£90.873m</b>

7.3 **Appendix 2** provides narratives, for those variances in excess of £25,000, against the Latest Approved Budget.

## 8. Asset Replacement Programme

### 8.1 Monitoring Against Latest Approved Budgets

**Appendix 3** shows that the final outturn for 2018/19 compared to the approved budget of £4.237m was a reduction of £490k, or 11.6%. Of this, £488k has been moved forward to 2019/20 or later years. The table over page provides a summary.

Approved Budget 2018/19	£4.237m
Proposed Change in scheme phasing	-£0.488m
Variation in Asset Replacement Cost	-£0.002m
<b>Total Outturn 2018/19</b>	<b>£3.747m</b>

- 8.2 **Appendix 3**, also shows that the proposed budget for 2019/20 asset replacements is £4.257m compared to the approved budget of £3.700m. This is a net increase of £461k, or 12.46%. £485k is due to the asset replacements being delayed from 2018/19 until 2019/20. The table below provides a summary.

Approved Budget 2019/20	£3.700m
Proposed Change in scheme phasing from 2018/19 Requires Approval – For detail see <b>Appendix 3</b> 2019/20 column “Rephasing from 2018/19 – Requires Approval”	£0.485m
Proposed New Spend to be added to the Replacement Programme Requires Approval – see <b>Appendix 3</b> 2019/20 column “New Budget Asset Replacements Requires Approval”	£0.096m
Increases in Asset Replacement Cost Requires Approval – For detail see Appendix 3 2019/20 column “More/Less Than Approved Budgets – More Requires Approval” Line no’s 3, 11, 20, 36.	£0.065m
Reduction in Asset Replacement Cost to be noted	-£0.089m
<b>Total Proposed Budget 2019/20</b>	<b>£4.257m</b>

- 8.3 **Appendix 4** provides narratives, for those variances in excess of £25k, for 2018/19 and narratives for those variances in excess of £25k for 2019/20 against the Latest Approved Budgets.

8.4 Proposed New Asset Replacements for 2020/21

The Council has a fleet of freighters which are used for the collection of waste and recycling. The operational life of the refuse freighters is currently assessed as seven years and there is a rolling programme for their replacement. Two freighters which were originally scheduled for replacement in 2019/20 but have been deferred until 2020/21. The service manager considered that the vehicles could be run for longer, therefore delaying the spend, but requested that their replacement would be required in the early months of 2020/21, April or May. Due to the long lead in time, currently nine months on orders for the delivery of freighters, there is a requirement to request an additional budget to replace these two vehicles. Based on a like for like replacement the cost is £436k. Approval is sought for this additional budget so that the vehicles can be ordered. It is proposed that delegated authority is given to the Director of Public Places to spend the approved budget after consultation with the cabinet Member for Safer Chelmsford.

9. Funding of Programme

- 9.1 The outturn for 2018/19 on the Capital Schemes is £44.347m and the Asset Replacement programme £3.747m. The combined outturn for the year is £48.094m.
- 9.2 The application of resources to meet capital expenditure incurred in 2018/19 is shown in the table below.

<b><u>Method of Funding</u></b>	<b><u>2018/19 Spend</u></b>
Capital Receipts	£16.805m
Capital Grants and Contributions	£9.919m
Reserves (Revenue Funding)	£15.026m
S106 Agreements	£2.933m
CIL	£3.197m
External Leasing	£0.214m
<b>Total</b>	<b>£48.094m</b>

10. Conclusion

- 10.1 The total cost of the Capital Schemes is forecast to be a net £9k less than the latest approved budget.
- 10.2 The 2018/19 Asset Replacement Schemes are £490k less than the latest approved budget. £488k of this variation, is due to moving the budgets forward into 2019/20 and later years. The realignment of the asset replacement budgets into later years is favourable to the Council as it delays the commitment of capital resources.
- 10.3 The 2019/20 Asset Replacement Schemes are forecast to be £557k more than the latest approved budget. The majority of this is due to the realignment of budgets from 2018/19.
- 10.4 Cabinet is asked to approve the increased Capital Scheme costs, £100k, and Asset Replacement budgets for 2019/20 £646k as detailed in this report and recommend that the proposed Asset Replacement Budget for 2020/21, £436k is forwarded to Council for approval.

List of Appendices

**Appendix 1** Capital Schemes - For each capital scheme, a comparison of the budgeted expenditure against the completed Schemes Outturn or with the Directors of Service forecast for the ongoing scheme.

**Appendix 2** Capital Schemes Major Variations Narratives.

**Appendix 3** Asset Replacement Schemes for 2018/19, a comparison of the budgeted

expenditure against the Outturn.

Also, the Asset Replacement Schemes for 2019/20, a comparison of the budgeted expenditure against the Directors of Service forecast.

**Appendix 4** Asset Replacement Schemes Major Variations Narratives for the years 2018/19 and 2019/20

Background Papers

Audit Committee 18<sup>th</sup> June 2019 agenda item 10, Capital Programme Update and Outturn Report.

		<b>CAPITAL SCHEMES</b>	<b>VARIATION IN TOTAL CAPITAL SCHEME COSTS</b>						
		<b>TABLE I</b>							
			Latest Approved Budget - Approved Council February 2019 and Additional New Schemes Approved Since that Date			Latest Forecast Budget - Additional Requires Approval			
Spend to 31st March 2019			Original Approved Scheme Budget	Additional/ Reduced (-) Approved Budget	Latest Approved Budget	More/(Less) Than Approved Budgets	Proposed Budget	Scheme Scheduled to Complete on Time against Original Programme	Additional Budget Approval Narrative
£000s		SCHEME DESCRIPTION	£000s	£000s	£000s	£000s	£000s		
		<b>Director of Corporate Services</b>							
1,887	1	Museum Heritage Lottery Fund (HLF) Works	1,990	96	2,086		2,086	No	Approved at Council February 2017. Scheme cost reviewed in line with HLF award and split of expenditure between capital and revenue has changed, therefore amount available as capital has reduced. Report taken to September 2017 Cabinet. Additional PM salaries approved July 2018 £29k. Latest forecast cost reported to Museum Project Board October 2018 includes £55k contingency. An additional £10k has been approved by delegation and funded by S106 for works required by the HLF.
	2	Museum Oaklands Park External Works and Signage	71		71		71	Yes	Supplementary estimate approved for new scheme 29/4/19.
		<b>Director of Financial Services</b>							
3,538	3	Acq. Land Wharf Road and Future Development	5,000	-414	4,586	-250	4,336	In Negotiations	Approved Council July 2016.
989	4	Enabling Lockside Growth Area	450	4,050	4,500		4,500	In Negotiations	Report taken to Cabinet in March 2018 for £4.5m recommended to go on for Council approval. Urgency approval has been granted for £450k. Scheme approved by Council July 2018.
2,455	5	Homelessness Initiatives - Modular Housing	2,319	703	3,022	-567	2,455	Completed	Approved at Council February 2016. Additional S106 received and allocated towards this budget.
	5a	Homelessness Initiatives - unallocated			0	567	567	Under Review	Unspent budget following the completion of the Modular Unit schemes
672	6	Acquisition of Property for Future Development	631	44	675	-3	672	Completed	Approved Urgency letter May 2018. Additional £44k approved by Council in July 2018 for SDLT and Fees
	7	Investment for Future Development	940		940		940	Under Review	Approved at Cabinet June 2018
8,763	8	Acquisition 1 Springfield Lyons Way - Visteon 2	8,815		8,815	-52	8,763	Completed	£8.815m Budget approved via Urgency letter December 2018
3	9	Acquisition of Land adjacent to Waveney Drive	11		11		11	Yes	Supplementary estimate approved March 2019
	10	Galleywood Hall Development Industrial Units	1,200		1,200		1,200	Under Review	Approved at Council February 2019
	11	Bridge Repairs	300		300		300	Yes	Approved at Council February 2019
	12	Land Acquisition Cemetery/Crematorium	1,800		1,800		1,800	Under Review	Approved at Council February 2019
		<b>Director of Public Places</b>							
81	13	Cemetery North Car Park, Drive and Entrance	82		82	-1	81	Completed	Approved at Council February 2017. This scheme will not be completed until 2018/19. This decision has been taken so that further disruption to services at the Crematorium are avoided and the works scheduled for completion at the same time as maintenance works to the cremators.
64	14	Coval Lane Shower Refurbishment	62	2	64		64	Completed	Approved at Council February 2017. To be reviewed before committing to works. Works commenced October 2017.
44	15	Coval Lane Toilet Refurbishment	42	2	44		44	Completed	Approved at Council February 2017. To be reviewed before committing to works. Works commenced October 2017.
38	16	Mayor's Parlour Refurbishment	49	-2	47	-7	40	Completed	Approved supplementary estimate February 2018.
	17	Coval Lane Window Replacement	250		250	100	350	Yes	£250k approved Council February 2019.
146	18	Community Safety Partnership Hub	171		171		171	Yes	Approved supplementary estimate May 2018.
4	19	Community Flood Improvements	184		184		184	Under Review	Capital grant received to enable the works to be completed. The budget will be included for approval with the Capital report being taken to June Cabinet 2017. Scheme approved at June Cabinet and included in approved programme.

		TABLE I								
		Latest Approved Budget - Approved Council February 2019 and Additional New Schemes Approved Since that Date			Latest Forecast Budget - Additional Requires Approval					
Spend to 31st March 2019			Original Approved Scheme Budget	Additional/ Reduced (-) Approved Budget	Latest Approved Budget	More/(Less) Than Approved Budgets	Proposed Budget	Scheme Scheduled to Complete on Time against Original Programme	Additional Budget Approval Narrative	
£000s		SCHEME DESCRIPTION	£000s	£000s	£000s	£000s	£000s			
	20	Legionella Safety Works Showers and Changing Rooms Various	94		94	-23	94	Yes	£94k approved Council February 2019	
	21	Hylands Park North Kiosk Toilet Refurbishment	60		60		60	Yes	£60k approved Council February 2019	
	22	Hylands Estate Structural Work to Pleasure Garden Pond	147		147		147	Yes	£147k approved Council February 2019	
11	23	S106 Allotments Avon Road	10		10		11	Completed	Approved delegation S106 report taken to Council in July 2017. Schemes fully funded by S106.	
186	24	S106 Parks and Open Spaces	271		271		248	Yes	Approved delegation S106 report taken to Council in July. Schemes fully funded by S106. £23k scheme removed as funding being used for 22 above.	
7	25	CIL Landscape Enhancement Scheme Chignal Road	11		11		11	Yes	CIL funding approved October 2018 scheme approved February 2019 Council	
98	26	Chelmsford Indoor Market Refurbishment	500	200	700		700	No	Approved supplementary estimate February 2018. Scheme design is still to be finalised. Additional supplementary estimate approved for £200k December 2018 in order to implement the preferred design with suspended ceiling.	
32,089	27	Riverside Ice and Leisure Centre Scheme	950	39,016	39,966		39,966	Under Review	£700,000 approved Council July 2015. £60,000 budget vired to fund conversion of outdoor pool to car park. £180K approved April Cabinet for Project Manager and a further £945K approved June Cabinet for the design to RIBA stage 7. £400K approved at October 2016 Cabinet for early enabling works (main contractor). Additional £1m approved Cabinet April 2017 for early works. Additional early works required a further £500k, approved in June. £250k approved for Cafe fit out at Council February 2018. Full scheme cost approved at July 2018 Council as £35.216m. Additional £4.5m approved at February 2019 Council.	
	28	Riverside Changing Places Grant - Sensory Equipment	55		55		55	Yes	ECC have awarded a £40k grant for installation of sensory equipment in the new pool facility. A £15k grant was received in 2017/18 and will be used to purchase dryside changing equipment.	
35	29	Dovedales - Grant for Works	21	14	35		35	Completed	£21,000 approved via Supplementary estimate October 2017 for replacement sports hall floor 50% contribution. £24k approved at Council 2018 for grant towards replacing radiant heating. Cost of works reduced budget adjusted.	
	30	Dovedales - Grant for Works 2019/20	32		32	-5	32	Yes	Approved at Council February 2019 contribution towards new studio	
21	31	CSAC Grandstand Repairs	26		26		21	Completed	£26k approved at Council February 2018.	
	32	SWFLC Wet Changing Rooms Upgrade Phase 2	104		104		104	Yes	£104k approved at Council February 2019	
	33	CSAC Refurbishment of Changing Room	42		42		42	Yes	£42k approved at Council February 2019	
53	34	Hylands House External Redecoration	48	5	53		53	Completed	Approved Council February 2018. Additional budget approved at Council February 2019.	
	35	Hylands House Refurbishment First Floor Accommodation	174		174		174	Yes	£174k approved at Council February 2019 3 year programme for refurbishment	
		Director of Sustainable Communities								
1,667	36	Flood Alleviation Scheme	6,100	400	6,500		6,500	Under Review	Increased cost of scheme from EA now capped at £6.5 million approved Cabinet July 2013	
1,697	37	City Centre Public Realm Work - Half Moon Square	250	1,448	1,698		-1	1,697	Completed	Additional budget £120,000 approved by Cabinet September 2014 to cover the cost of preliminary works. £1.2m approved at February Council for the works to Half Moon Square. Further £275,000 approved by Cabinet October 2015. The cost of these works are to be funded by S106. Project Manager still to provide details of final cost of scheme. There are still outstanding works to be completed. An additional budget was approved at July Council for £67k to be funded from S106. The scheme is complete.

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		<b>TABLE I</b>								
			<b>Latest Approved Budget - Approved Council February 2019 and Additional New Schemes Approved Since that Date</b>			<b>Latest Forecast Budget - Additional Requires Approval</b>				
<b>Spend to 31st March 2019</b>			<b>Original Approved Scheme Budget</b>	<b>Additional/ Reduced (-) Approved Budget</b>	<b>Latest Approved Budget</b>	<b>More/(Less) Than Approved Budgets</b>	<b>Proposed Budget</b>	<b>Scheme Scheduled to Complete on Time against Original Programme</b>	<b>Additional Budget Approval Narrative</b>	
<b>£000s</b>		<b>SCHEME DESCRIPTION</b>	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>			
154	38	Public Realm Wayfinding Signs	50	104	154	<b>-155</b>	<b>154</b>	<b>Completed</b>	£102,000 supplementary estimate approved April 2016. This additional cost will be funded by £52,000 ECC and £50,000 S106.	
	39	Public Realm Wayfinding Signs Phase 2	310		310		<b>155</b>	<b>Unspecified</b>	Approved at Council February 2018. Two year programme to go ahead only if funding is secured from ECC and CIL. CIL funding of £78k approved January 2019, funding not secured from ECC therefore scheme reduced.	
4,325	40	Public Realm Mill Yard Works	34	4,266	4,300	<b>25</b>	<b>4,325</b>	<b>Completed</b>	A budget of £101,000 was approved for the design of this scheme via Director of Sustainable Communities delegated authority. An additional £138,000 was approved via supplementary estimate December 2015. At February 2016 Council a further £2,661,000 was approved for this scheme to progress. This scheme will progress on the basis of no cost to CCC with the funding coming from LEP. An additional £900K was approved at Council February 2017. This increase is to be entirely funded from LEP and S106. There is also an additional £400k funding from CIL which has been approved by Council in July 2017 and £100K S106. This additional £500k funding spend has brought the budget for the scheme to £4.3m. This scheme was programmed to complete by the end of March 2018. The majority of the works are now complete but the site has not been handed back to Abellio Greater Anglia. The scheme is complete but negotiations are currently being undertaken with the contractor to agree the final cost of the works.	
432	41	Public Realm Bell Meadow	410	22	432		<b>432</b>	<b>Completed</b>	Approved at Cabinet October 2015. This scheme will be funded by the use of S106. Additional budget approved Council February 2019.	
	42	Public Realm Tindal Square Design	160		160	<b>250</b>	<b>160</b>	<b>No</b>	Approved at Council February 2018. The design works will not be completed until 2019/20.	
4	43	Public Realm City Centre Greening/Tree Planting	115		115		<b>115</b>	<b>Yes</b>	Approved at Council February 2018. Three year programme.	
100	44	LHP Contribution to ECC Match Funding Highways Schemes	100		100	<b>112</b>	<b>100</b>	<b>Completed</b>	Approved via supplementary estimate March 2019	
	45	HIF Bid Link Road design			0		<b>250</b>	<b>Unspecified</b>	Virement from 3 above sum allocated for HIF bid design works	
1,650	46	S106 Beaulieu Park Station	100	1,550	1,650	<b>112</b>	<b>1,650</b>	<b>Unspecified</b>	Scheme approved for £100,000 via Director of Sustainable Communities delegated authority. £1,550,000 approved at Council February 2016. The expenditure on this scheme will be funded by S106.	
674	47	S106 Beaulieu Park Station 2nd Phase	2,917		2,917		<b>2,917</b>	<b>Unspecified</b>	£2.917m approved at February Council 2018. The expenditure on this scheme will be funded by S106.	
29	48	S106 Public Art Mill Yard	70		70	<b>112</b>	<b>70</b>	<b>Yes</b>	£70k approved via delegation March 2018. Expenditure to be funded by S106.	
338	49	S106 Beaulieu Sports Facility	477		477		<b>477</b>	<b>Unspecified</b>	£477k approved by Cabinet in January 2019 with delegation to spend further S106 contributions when received.	
	50	S106 Public Art Bond Street	44		44	<b>112</b>	<b>44</b>	<b>Yes</b>	Approved by delegation February 2019.	
	51	S106 Stonebridge Illuminations	37		37		<b>37</b>	<b>Yes</b>	Approved by delegation April 2019.	
112	52	CIL REFCUS Schemes 18/19			0	<b>112</b>	<b>112</b>	<b>Completed</b>	Various schemes approved July 2018. Revenue Expenditure Funded by Capital Under Statute (REFCUS)	
	52a	CIL REFCUS Schemes 19/20	72		72		<b>72</b>	<b>Yes</b>	Scheme approved April 2019 £72k. Revenue Expenditure Funded by Capital Under Statute (REFCUS)	
	53	CIL Sutherland Lodge Refurbishment	525		525	<b>112</b>	<b>525</b>	<b>Under Review</b>	Approved Council July 2017.	
	54	CIL North Avenue Youth Centre Grant	41		41		<b>41</b>	<b>Yes</b>	Approved CIL funding April 2018.	
100	55	CIL Langton Avenue Community Centre	100		100	<b>112</b>	<b>100</b>	<b>Completed</b>	Approved CIL funding April 2018.	

		<b>TABLE 1</b>								
		Latest Approved Budget - Approved Council February 2019 and Additional New Schemes Approved Since that Date			Latest Forecast Budget - Additional Requires Approval					
Spend to 31st March 2019			Original Approved Scheme Budget	Additional/ Reduced (-) Approved Budget	Latest Approved Budget	More/(Less) Than Approved Budgets	Proposed Budget	Scheme Scheduled to Complete on Time against Original Programme	Additional Budget Approval Narrative	
£000s		SCHEME DESCRIPTION	£000s	£000s	£000s	£000s	£000s			
	56	CIL St Andrew's Scout Hut Building	80		80		80	Yes	CIL funding approved Cabinet October 2018 scheme to be included in capital programme approved by February Council 2019.	
7	57	High Chelmer Multi Storey Car park (HCMSCP) Movement Joints	105		105		105	No	Approved at Council February 2017. Scheme will not complete until September 2018 as there have been other priorities. These works are now being carried out with the drainage works and should be completed by 31/3/19.	
6	58	HCMSCP Drainage Improvements	31		31		31	No	Approved at Council February 2018.	
99	59	HCMSCP Guard Rails	96	3	99		99	Completed	Approved at Council February 2017.	
49	60	Enabling Role - Housing	3,841	-3,604	237		237	Under review	Budget reduced as vired to fund temporary accommodation - see scheme no. 5. The remaining balance is for a previously agreed payment to CHP. It is not anticipated that this budget will be spent until 2020/21.	
62,627		Grand Total	42,977	47,905	90,882	-9	90,873			
					Net Variation	-9				
		<b>TABLE 2</b>								
		Summary of Changes Since Previous Council Reports February 2019								
								£000's		
		Latest Approved Council February 2019						90,537		
		New Schemes Approved						335		
		Supplementary Estimates Approved for Existing Schemes						10		
		<b>Total Approved Budget</b>						<b>90,882</b>		
		Latest Forecast Variations shown above (Increased Budgets Require Approval)						-9		
		<b>Latest Forecast Budget May 2019</b>						<b>90,873</b>		



[illegible]

CAPITAL ASSET ROLLING/REPLACEMENT PROGRAMME																	
TABLE I																	
2018/19										2019/20							
2018/19 ASSET REPLACEMENT PROGRAMME - CAPITAL EXPENDITURE VARIATIONS FROM LATEST APPROVED ESTIMATE										2019/20 ASSET REPLACEMENT PROGRAMME - CAPITAL EXPENDITURE PROJECTED VARIATIONS FROM LATEST APPROVED PROGRAMME AND REQUESTS FOR NEW BUDGETS							
VARIATION FROM 2018/19 BUDGET ONLY										2019/20 BUDGET							
Analysis of Variations										Variations							
Spend to 31/03/19	CAPITAL ASSET REPLACEMENT PROGRAMME	Original Approved Estimates for 2018/19	Additional/ Reduced (-) Approved Budget	Reason for Change - see Key Below	Latest Approved Estimates for 2018/19	Change in Scheme Phasing	More/Less (-) Than Approved Budgets	Variance for 2018/19 Additional Budget	Outturn 2018/19	Original Approved Estimate 2019/20	Additional/ Reduced (-) Approved Budget	Reason for Change - see key below	Latest Approved Estimate for 2019/20	Re phasing from 2018/19 - Requires Approval	More/Less(-) Than Approved Budgets - More Requires Approval	New Budget Asset Replacements Requires Approval	Total Proposed Budget Requirement for 2019/20
£000's	SCHEME DESCRIPTION	£000s	£000s		£000s	£000s	£000s	£000s	£000s		£000s		£000s	£000s	£000s	£000s	£000s
	Director of Corporate Services																
489	1 Digital Services Replacement Programme	583	-60	SEN, PV, PH	523	-25	-9	-34	489	443	249	PH,PV	692	25	-78	23	662
	1a Civica System Upgrade												0			36	36
25	2 Leisure Management System	35			35	-10		-10	25				0	10			10
1	3 Theatres' Fire Alarm Replacement	75	-65	PH	10	-9		-9	1		65	PH	65	9	13		87
35	4 Theatres' Equipment	35			35			0	35				0				0
2	5 Oaklands Museum Security Upgrades	2			2			0	2				0				0
	Director of Financial Services																
	No Schemes	0			0			0	0				0				0
	Director of Public Places																
41	6 CCTV Replacement Equipment	107	-66	PH, PV	41			0	41	15	50	PH	65				65
8	7 CCTV Replacement Cameras	66	-50	PH	16	-8		-8	8		50	PH	50	8			58
	8 CCTV Forest Drive CIL	15		PH	15	-15		-15	0				0	15			15
165	9 Crematorium Equipment	171	-6	PH	165			0	165		6	PH	6				6
13	10 Columbarium	13			13			0	13				0				0
3	11 Civic Centre Alarm	150	-150	PH	0	3		3	3		150	PH	150	-3	46		193
	12 Civic Centre Boiler Flues				0			0	0	32			32				32
	13 Civic Centre Building Management System				0			0	0	50			50				50
	14 Dovedales Replacement Equipment	5	-5	PH	0			0	0		5	PH	5				5
	15 Riverside Replacement Equipment	30			30	-30		-30	0				0	30			30
184	16 Riverside Ice Rink Barrier	180	20	PV	200	-16		-16	184				0	16			16
15	17 CSAC Replacement Equipment	15			15			0	15	24			24				24
33	18 CSAC Track Refurbishment	38		PV	38		-5	-5	33	29			29				29
4	19 SWFLC Replacement Programme	5		PV	5		-1	-1	4	5			5				5
8	20 CSAC Plant Replacement	15	3	PV	18	-10		-10	8				0	10	1		11
5	21 SWFLC Plant Replacement	21	-14	PH	7	-2		-2	5		14	PH	14	2			16
	22 Riverside Plant Replacement	36	10	PV	46	-44	-2	-46	0				0	44			44
9	23 Hylands House Heating and M and E	10		PV	10		-1	-1	9				0				0
	24 Hylands Pavilion Audio Visual Equipment				0			0	0	57			57				57
195	25 Play Area Replacements	191	4	PV	195			0	195	247			247				247
14	26 Parks and Sports Grounds Heating Systems	17			17	-3		-3	14				0				0
	27 Sports Equipment, floodlights, Irrigation	0			0			0	0	10			10				10
48	28 Outdoor Gyms	55		PV	55		-7	-7	48				0				0
124	29 Parks Replacement Vehicles and Equipment	364	-193	PH, PV	171	-47		-47	124	164	209	PH,PV	373	47			420
	30 PHPS Vehicles - Litter Control Van				0			0	0	24			24				24
5	31 Freighter House Plant	20		PV	20	-10	-5	-15	5	58			58	10			68
	32 Freighter House Canopy Recycling Bays	0	13	SEN	13	-13		-13	0				0	13			13
3	33 Scootas for the Disabled	0	3	SEN	3			0	3				0				0
34	34 Retail Market Intruder Alarm	0			0			0	0	13			13				13
35	35 Retail Market LED Lighting	0			0			0	0	16			16				16

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APPENDIX 3

Spend to 31/03/19	CAPITAL ASSET REPLACEMENT PROGRAMME	Original Approved Estimates for 2018/19	Additional/ Reduced (-) Approved Budget	Reason for Change - see Key Below	Latest Approved Estimates for 2018/19	Change in Scheme Phasing	More/Less (-) Than Approved Budgets	Variance for 2018/19 Additional Budget	Outturn 2018/19	Original Approved Estimate 2019/20	Additional/ Reduced (-) Approved Budget	Reason for Change - see key below	Latest Approved Estimate for 2019/20	Re phasing from 2018/19 - Requires Approval	More/Less(-) Than Approved Budgets - More Requires Approval	New Budget Asset Replacements Requires Approval	Total Proposed Budget Requirement for 2019/20
	36 Bus Shelters	0	50	SEN, PH	50	-50		-50	0		30		30	50	5		85
141	37 Street Cleansing Vehicles	166	-25	PH, PV	141			0	141		18	PH	18		-11		7
33	38 Hit Squad Replacements	33			33			0	33	50			50				50
	39 Vehicle Maintenance	7	-7	PH	0			0	0				0				0
908	40 Refuse Collection Vehicles	912	-4	PV	908			0	908	159			159				159
462	41 Recycling Vehicles	461	1	PV	462			0	462	721			721				721
77	42 Recycling Forklift	80			80		-3	-3	77				0				0
	43 Food Waste Collection Vehicles	190	9	PV	199	-199		-199	0				0	199			199
14	44 Housing Standards	4	5	PV	9		5	5	14				0			12	12
12	45 Healthy Home Loans	0	7	SEN	7		5	5	12				0				0
546	46 Disabled Facility Grants	650		RD	650		-104	-104	546	600			600				600
125	47 PLACE Funding (Empty Homes)	0		SEG	0		125	125	125				0			25	25
	Director of Sustainable Communities																
	44 Car Park CCTV Upgrade	137	-137	PH	0			0	0		137		137				137
3,747	Totals	4,894	-657		4,237	-488	-2	-490	3,747	2,717	983		3,700	485	-24	96	4,257
														557			
	TABLE 2 Summary																
		2018/19 Analysis of Forecast Variations from Latest Approved Estimate £000's															
		Approved Changes to Budget 2018/19 £000's			2018/19 Analysis of Forecast Variations from Latest Approved Estimate £000's			Approved Changes to Budgets 2019/20 £000's			2019/20 Analysis of Projected Variations			£000's			
			-980	PH	Rephasing of Scheme		-488				973						3,700
			70	PV	Price Variations		-23				10						485
				RD	Reduced Demand		-104				0						-24
			253	SEN	Supplementary Estimates New		0				0						71
				SEG	Supplementary Estimates Funded New		125				0						25
				U	Urgency		0				0						
				V	Virement		0				0						

Reasons for Variations Greater Than £25,000 in Asset Replacement Programme							
Scheme Description	Latest Approved Budget £000's	Estimated Budget Required £000's	Variation £000's	Variation Type	Percentage Change	Reason	
<b>2018/19</b>							
<b>Director of Corporate Services</b>							
I Digital Services Replacement Programme	523	489	-34	Underspend/Rephasing of spend	-6.50%	£9k saving on server replacements. £28k rephased to 2019/20 the unspent budget on the replacement desktop and laptops. £3k brought forward from the transformation hardware budget in 2019/20 as additional spend in 2018/19.	
<b>Director of Public Places</b>							
15 Riverside Replacement Equipment	30	0	-30	Rephasing of spend	-100.00%	Budget rephased to 2019/20 as equipment delivery delayed due to the later date for the completion of Riverside redevelopment works.	
22 Riverside Plant Replacement	46	0	-46	Rephasing of spend	-100.00%	Budget rephased to 2019/20 as works to replace the LED lighting in the ice rink have been delayed due to the later completion date for the Riverside redevelopment works.	
29 Parks Replacement Vehicles	171	124	-47	Rephasing of spend	-27.49%	Service Manager has rephased a further £47k for the acquisition of various vehicles and plant to 2019/20 as delivery has been delayed until April.	
36 Bus Shelters	50	0	-50	Rephasing of spend	-100.00%	There has been a delay in procuring the bus shelters as the original company ceased trading. The work will not be completed until 2019/20.	
43 Food Waste Collection Vehicles	199	0	-199	Rephasing of Spend	-100.00%	These vehicles did not achieve the agreed delivery date and therefore the budget has been rephased to 2019/20.	
46 Disabled Facility Grants	650	546	-104	Underspend	-16.00%	There is always a difficulty in determining the spend against this budget as it is driven by referrals through Essex County Council. In order to facilitate the spending of the grant in future years, a contribution has been made to ECC from the 2018/19 budget for an additional Occupational Therapist to process applications.	
47 PLACE Funding (Empty Homes)	0	125	125	Underspend	100.00%	The Council acts as bank to a consortium of Councils and therefore it is not always known when there may be a request for funding.	
<b>2019/20</b>							
<b>Director of Corporate Services</b>							
I Digital Services Replacement Programme	692	662	-30	Underspend/Rephasing of spend/New budget	-4.34%	£25k rephased from 2018/19 see above for details and £78k removed from the budget for the replacement Financial Information System (FIS) as the spend for the licences has been recategorised as revenue. The service has also requested that an additional £23k budget is approved for replacement monitors. This will increase the current approved budget for monitors to £46k. The increased budget for monitors will be beneficial as it will complement the new desktop devices for all staff and will reduce the cost of resourcing the replacements. This budget had previously been forecast for 2020/21.	
Ia Civica System Upgrade	0	36	36	New Budget		It has been identified that an upgrade to Civica is required before December 2019 as the current support will end in January 2020 due to issues with the server.	
<b>Director of Public Places</b>							
11 Civic Centre Alarm	150	193	43	Overspend	28.67%	Service Manager has advised that the cost of the works is likely to increase.	
11 Riverside Replacement Equipment	0	30	30	Rephasing of spend	100.00%	Details as above	
22 Riverside Plant Replacement	0	44	44	Rephasing of spend	100.00%	Details as above	
29 Parks Replacement Vehicles	373	420	47	Rephasing of spend	12.60%	Details as above	
36 Bus Shelters	30	85	55	Rephasing of spend/Overspend	183.33%	Details as above £50k rephased from 2018/19. Also increase in cost due to additional costs from utility companies.	
43 Food Waste Collection Vehicles	0	199	199	Rephasing of Spend	100.00%	Details as above	
47 PLACE Funding (Empty Homes)	0	25	25	New Budget Funded by Grant	100.00%	The Council acts as bank to a consortium of Councils and therefore it is not always known when there may be a request for funding. However we have been advised that Hertsmere Council may be proceeding with a scheme which will require funding	

**CABINET**  
**1 July 2019**

**AGENDA ITEM 6.2**

<b>Subject</b>	TREASURY MANAGEMENT OUTTURN REPORT 2018/19
<b>Report by</b>	DIRECTOR OF FINANCIAL SERVICES

**Enquiries contact:** Phil Reeves, Accountancy Services Manager (01245 606562, [phil.reeves@chelmsford.gov.uk](mailto:phil.reeves@chelmsford.gov.uk) )

**Purpose**

Under statute and the CIPFA Code of Practice on Treasury Management ("the Code"), Members are required to receive a report on the Treasury Management activities that took place in 2018/19.

**Recommendation**

That Cabinet endorse the contents of this report and requests that Full Council consider the information provided for the 2018/19 outturn.

**Corporate Implications**

Legal:	None
Financial:	As detailed in report.
Personnel:	None
Risk Management:	All treasury management activity requires a careful consideration of risk and reward.
Equalities and Diversity: (For new or revised policies or procedures has an equalities impact assessment been carried out? Y/N)	None
Health and Safety:	None
IT:	None
Other:	None

<b>Consultees</b>	Treasury Management Sub-Committee
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**Policies and Strategies**

The report takes into account the following policies and strategies of the Council:  
Treasury Management Strategy 2018/19.

1. Introduction

- 1.1 Cabinet and Council are legally responsible for treasury management. The attached report enables Cabinet and Council to review treasury management activity for 2018/19 against the approved strategy for that year.
- 1.2 The report in **Appendix 1** complies with the CIPFA Code of Practice and relevant Government regulations.
- 1.3 Members of the Treasury Management Sub-Committee have reviewed the contents of the report and Treasury management activity for the year and recommended that the Cabinet consider endorsing it.
- 1.4 Cabinet is asked to review the Treasury Management Activity for the year as detailed in **Appendix 1** and recommend to Council to consider.

List of Appendices

**Appendix 1** – Treasury Management Subcommittee Report - Treasury Management Outturn Report 2018/19

Background Papers

Nil

**Treasury Management Sub-Committee**
**20<sup>th</sup> June 2019**
**AGENDA ITEM 5**

<b>Subject</b>	Treasury Management Outturn Report 2018/19
<b>Report by</b>	Director of Financial Services

**Enquiries contact:** Phil Reeves, Accountancy Services Manager (01245 606562, [phil.reeves@chelmsford.gov.uk](mailto:phil.reeves@chelmsford.gov.uk) )

**Purpose**

Under statute and the CIPFA Code of Practice on Treasury Management ("the Code"), Members are required to receive a report on the Treasury Management activities that took place in 2018/19.

**Recommendation(s)**

1. Recommend the Treasury Management Outturn Report 2018/19 to Cabinet or amend as appropriate

**Corporate Implications**

Legal:	None
Financial:	As detailed in report.
Personnel:	None
Risk Management:	All treasury management activity requires a careful consideration of risk and reward.
Equalities and Diversity: (For new or revised policies or procedures has an equalities impact assessment been carried out? Y/N)	None
Health and Safety:	None
IT:	None
Other:	None

<b>Consultees</b>	None
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**Policies and Strategies**

The report considers the following policies and strategies of the Council:  
Treasury Management Strategy 2018/19.

## 1. Introduction

- 1.1 The CIPFA Code of Practice for treasury management sets out the requirements for oversight by the Council of its treasury management operations. As part of the Code, the Council is required to receive an annual report on the performance of the treasury management function which highlights the effects of decisions taken and the circumstances of any non-compliance with the Code and the Council's Treasury Management Strategy.

## 2. Background

- 2.1 The Council can expect to have cash to invest arising from its revenue and capital balances, and collection of Council Tax. This cash can be usefully invested to produce a return to help support services and Council Tax. The activities around the management of this cash are known as 'Treasury Management'.

- 2.2 Treasury Management is defined by the Chartered Institute of Public Finance and Accountancy (CIPFA) as:

*"The management of the local authority's investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks"*

- 2.3 CIPFA produce a framework for managing treasury activities, called a 'Code'. Councils are legally required to have regard to this Code and members of CIPFA are expected to comply with its requirements. This report fulfils the Authority's legal obligation under the *Local Government Act 2003* to have regard to both the CIPFA Code and the MHCLG Guidance.

- 2.4 The Council's investment priorities as required by Government regulations are in order of priority:
- (a) the security of capital
  - (b) the liquidity of its investments; and  
when these are satisfied
  - (c) Yield.

- 2.5 The operation of Treasury Management is not without risk and the Council could suffer losses if one of its counterparties had financial difficulties.



2.6 The Council formally reviews its investment holdings in the following ways:

- Treasury Management Strategy report in February
- Treasury Outturn report in July
- A half year update in November
- Treasury Management sub-committee to monitor Treasury Activity during the financial year.

The review of the year's activities is set out in the following appendices:

**Appendix A** - Economic Environment update

**Appendix B** -Borrowing and Actual Investment Activity compared to the Approved 2018/19 strategy

**Appendix C** -Treasury Investment Prudential Indicators for 2018/19

3. Summary of Review

- 3.1 During the financial year, Treasury Management operated within the Council's Policies and Prudential Indicators.
- 3.2 The Council suffered no losses in 2018/19 but with low interest rates returns continued to be low. The Bank of England base rate was raised in August 2018 to 0.75%. This has increased the interest earned on instant access funds and on new fixed term investments.
- 3.3 The Council's investment holdings on the 31st March 2018 were £75.4m and £48.7m on 31st March 2019. The average investment balance during the year was higher than allowed for in the budget due to re-phasing of the capital programme.
- 3.4 Interest earnings from investments were some £0.82m, which was above the budget of £0.70m mainly because of higher than anticipated market interest rates and a higher average cash balance than expected.
- 3.5 The return on investments in 2018/19 was 1.04% compared to the budgeted rate of 0.92%.

4 Conclusions

- 4.1 It should be noted that the Council's Treasury Management has operated within approved parameters.

List of Appendices

**Appendix A** -Economic Environment Update

**Appendix B** -Borrowing and Actual Investment Activity compared to the Approved 2018/19 strategy

**Appendix C** -Treasury Investment and Prudential Indicators for 2018/19

Background Papers

Nil.

## **Appendix A – Economic Environment Update**

### Introduction

The amount of interest the Council earns on its balances is a function of the mix of fixed and variable rate investments made by the authority, together with the performance of the shares it holds in pooled investment funds such as the CCLA and Money Market Funds.

Therefore, the interplay of various economic factors including interest rate expectations, property prices and economic growth all affect the performance of the Council's investments.

### Economic factors

The financial year 2018/19 saw steady, if restricted, UK economic growth and lower levels of inflation as the economy continued to be affected by uncertainty surrounding the UK's exit from the European Union.

The UK Bank of England base interest rate rose in August 2018 to 0.75%. Inflation year to March was 1.9%. Low levels of unemployment continued. Relatively sluggish growth and low inflation, together with the continued political uncertainty from China/US trade tensions and Brexit meant that many forecasters had pushed back expectations of further interest rate increases to early 2020.

This led to the Council's fixed and variable rate investments continuing to earn historically low levels of interest.

Property prices appeared to have stabilised following the volatility in 2016 in the immediate aftermath of the Brexit vote. This has influenced the valuation of the Council's investment in the CCLA Property Fund which increased by £0.1m in the year; taking the Council's unrealised gain to £1.7m on its initial investment. The income yield for the year was 4.33%, as measured against the current £6.7m market value.

## **Appendix B – Borrowing and Actual Investment Activity compared to the Approved Strategy for 2018/19**

### **External borrowing**

1. The Council became effectively debt free on the 16th September 2002, when it repaid all its PWLB debt. The Council therefore only has the freedom to borrow in the following circumstances:

- Short term borrowing to manage liquidity
- Long term borrowing only to fund capital expenditure if no other capital resources exist e.g. the Council has spent its capital receipts or expects to do so imminently

The Council did not need to borrow in 2018/19.

2. Finance leases must be shown as a type of permitted borrowing in the Council's Accounts and the Council now must declare that it has technically borrowed money when they are used. At 31st March 2019, the Council had repaid all its outstanding finance lease liabilities.

### **Investments**

3. Officers with appropriate knowledge and training invest the Council's cash balances. Arlingclose are used as advisers on treasury management to help inform the decision-making process.

4. The Council's funds are invested in the following priority order, in accordance with statutory guidance:

- i) Security – protecting the capital sum invested from loss
- ii) Liquidity – ensuring the funds invested are available for expenditure when needed
- iii) Yield – subject to achieving proper security and liquidity, to pursue a yield on investments to support service provision

5. The Council uses cash-flow planning methods in order to manage its in-house investments. This allows officers to separate in-house funds in to two categories:

- Shorter term, lower yielding investments – these investments are invested for relatively short durations, normally 3-6 months, in order to ensure that the maturity profile of investments matches the peaks and troughs in the Council's liquidity needs – particularly for the final 2 months of the year where council tax income falls significantly due to the 10 monthly instalments most residents pay in.
- Longer term, higher yielding investments – these are investments of 'core cash' which the Council does not require for operational purposes within the short to medium term. These funds can be invested for a year or more in

appropriate counterparties in order to generate higher yields without causing liquidity issues.

6. During 2018/19 the Council's investment portfolio has reduced in size from £73.8m to £47.0m as a result of significant capital expenditure on Riverside and other capital projects.

### **Compliance with Treasury Management Strategy**

7. A summary of the approved treasury management strategy, together with actual outcomes is presented below:

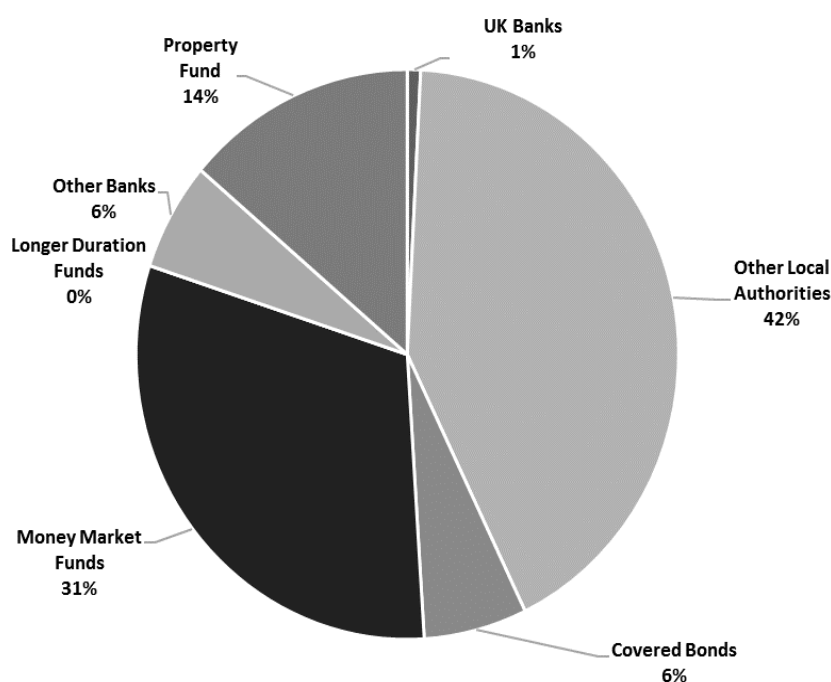
- |  |   |
|--|---|
| a. <b>To ensure that there are no breaches of the approved counterparty limits or durations</b>  | No breaches occurred in 2018/19.  |
| b. <b>The option to invest up to £6m in mixed asset, bond funds or a second property fund</b>  | No further investments in longer term funds took place in 2018/19; work is on-going with respect to these.  |
| c. <b>To continue holding up to £8m (£5m initial investment plus a generous allowance for unrealised capital growth) investment in the CCLA Local Authority Property Fund</b>  | The CCLA enjoyed more modest capital appreciation of £103k in the financial year 18/19. This is in addition to £291k in dividend income. The Council's investment was valued at £6.72m as at 31 <sup>st</sup> March 2019.                           |
| d. <b>Limit investments over 365 days in duration to £8m</b>   | Investments with a duration in excess of 365 days did not exceed £8m in the year.   |
| e. <b>Ensure that no more than 75% of the Council's Portfolio is invested for periods of greater than 3 months at any one time</b>   | No breach occurred.   |
| f. <b>In exceptional circumstances allow short borrowing on occasions to cover any liquidity shortfalls caused by the unexpected timing of payments or to avoid the opportunity costs of liquidating certain investments</b> | No exceptional borrowing was required in 2018/19. Occasional liquidity shortfalls arising from urgent payments after the daily cut-off point for liquidity funds were managed via the Council's overdraft facility and corrected the following day. |

In 2018/19, the Council remained mindful of the risk of Bail-in losses from unsecured lending to banking counterparties. Most UK banks completed the process of ringfencing of their retail banking activities during 2018/19 and as a result, credit ratings improved or stabilised for some of the main UK banks.

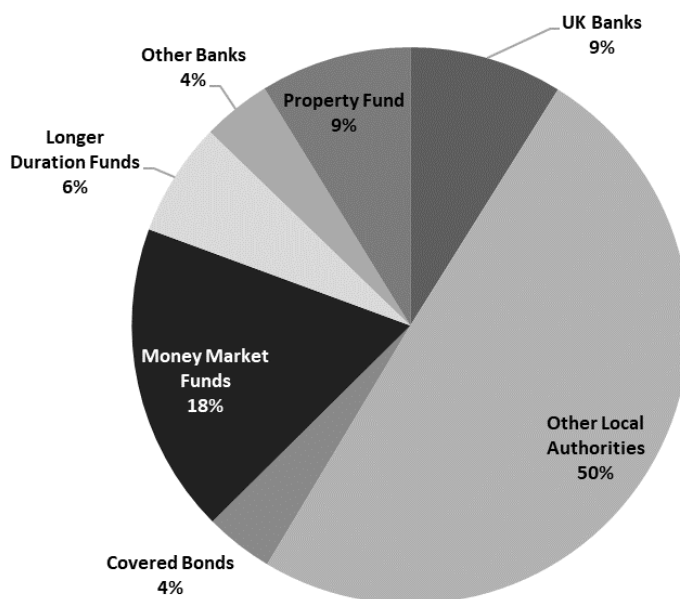
As at 31<sup>st</sup> March the Council's exposure to Bail In risk (direct lending to banks and building societies) was 7.21%, against 13% at the end of the previous financial year. Year ending exposure tends to be lower than the average exposure because, where possible, the Council takes advantage of higher rates offered by other local authorities in the final quarter of the year. In addition, the Council took precautionary measures against potential volatility in markets arising from the political negotiations around Brexit, towards the end of March and funds were kept in very liquid accounts to be placed with HM Government.

<b>Exposure</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
Bail In Risk	37%	13%	7%
Fund Managers and Money Market Funds	23%	25%	31%
Exempt from Bail In (including CCLA)	40%	62%	62%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**Investment at 31/03/19 By Sector**



### Investment at 31/03/18 By Sector



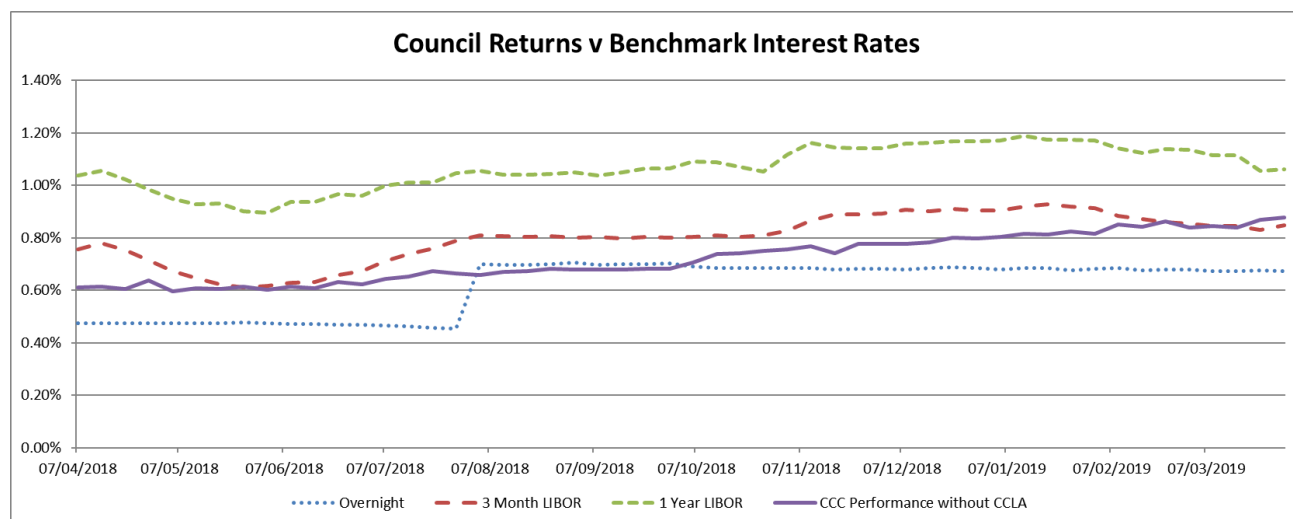
<u>Counter Party</u>	<u>31/03/2019</u>	<u>Limits for 2018/19</u>
<u>Externally Managed Funds</u>	£s	£s
Insight MMF	3,407,000	6,000,000
Aberdeen Constant Fund	5,514,000	6,000,000
Federated Money Market Fund	1,000,000	6,000,000
Invesco Money Market Fund	5,214,000	6,000,000
CCLA Property Fund	6,722,630	8,000,000
UK Treasury Bills	0	Unlimited
<u>Banks</u>		
Natwest	386,000	3,000,000
DBS (Development Bank of Singapore)	3,000,000	3,000,000
<u>Local Authorities</u>		
Newcastle City Council	5,000,000	20,000,000
Surrey County Council	5,000,000	20,000,000
London Borough of Croydon	5,000,000	20,000,000
Surrey Heath Borough Council – Camberley	5,500,000	20,000,000
<u>Fixed and Floating Bonds</u>		
FRN – Barclays	3,000,000	6,000,000
	<u>48,743,630</u>	

## Return on investments

8. Whilst interest rates have increased marginally in the last 12 months, interest rates and returns on investment remain at near-historic lows. Consequently, returns remain below the prevailing inflation rate, resulting in negative real rates of return on funds invested.

Comparisons by Arlingclose out of 143 authorities (132 last year) show the City Council's returns remained in the second quartile for authorities in March 2019 (49<sup>th</sup> highest) compared to March 2018 (40<sup>th</sup> highest). This shows that comparative performance remains significantly lower in terms of total return ranking than its high point early in 2016 (22<sup>nd</sup> highest), and December 2015 (10<sup>th</sup> highest). Over this period many authorities have invested more extensively in property funds, bond funds, equity funds and mixed asset funds. Consequently, Chelmsford has moved further down the total return curve.

The LIBID (London Inter Bank Interest Rate) rates below show the interest levels that London based banks charge each other. These highlight the historically low levels of interest rates and provide context for the Council's own investment returns.



	Market investments (excluding CCLA)	CCLA Investment Yield	All Investments
	Year ending 31/03/2019		
Running yield	0.88%	4.33%	1.35%

## Security

The Council suffered no loss of funds in 2018/19.

## Conclusion

The Council has operated within its Treasury Management framework. This has enabled the Council to safeguard its financial assets and produce a good level of return relative to the prevailing market interest rates.



## Treasury Management Performance Indicators

Period Ending: 31/03/2019

### Security

	Month ending	Projected as at Nov 18	Target for year
	31/03/2019	31/03/2019	31/03/2019
Only to invest with approved counterparties	No breach	No breach	No breach
Only to invest up to approved limits	No breach	No breach	No breach
Highest Bail in exposure not to exceed 33% of portfolio in year	27.00%	27.00%	33.00%

Target for year	Target for year	Target for year
31/03/2020	31/03/2021	31/03/2022
No breach	No breach	No breach
No breach	No breach	No breach
33.00%	33.00%	33.00%

### Liquidity

	Month ending	Projected as at Nov 18	Target for year
	31/03/2019	31/03/2019	31/03/2019
At least £10m maturing in 100 days or less	£ 34,021,000	£ 28,000,000	£ 10,000,000
Between 100 days and 1 year	£ -	£ -	£ -
Investments maturing in more than 365 days and strategic funds	£ 14,722,630	£ 14,722,630	£ 16,000,000

Target for year	Target for year	Target for year
31/03/2020	31/03/2021	31/03/2022
£ 10,000,000	£ 10,000,000	£ 10,000,000
£ -	£ -	£ -
£ 18,000,000	£ 18,000,000	£ 18,000,000

£ 48,743,630	£ 42,722,630
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	Actual Borrowing	Projected as at Nov 18	Target for year
	Period ending	31/03/2019	31/03/2019
Authorised Limit of Borrowing	£ Nil	£ Nil	£ 8,000,000
Operational Boundary of Borrowing (excluding finance leases)	£ Nil	£ Nil	£ Nil

Target for year	Target for year	Target for year
31/03/2020	31/03/2021	31/03/2022
£ 10,000,000	£ 10,000,000	£ 10,000,000
£ Nil	£ Nil	£ Nil

### Yield

	Period ending	Projected as at Nov 18
	31/03/2019	31/03/2019
Average yield on cash portfolio	0.73%	0.78%
3 month Libor benchmark	0.85%	0.77%
Average yield on CCLA	4.33%	4.28%
Average yield on total portfolio	1.04%	1.05%
1 year Libor benchmark	1.06%	1.02%

Projected benchmarks	Projected benchmarks	Projected benchmarks
31/03/2020	31/03/2021	31/03/2022
1.02%	1.27%	1.27%
1.27%	1.52%	1.52%

APPENDIX C

**CABINET**  
**1 July 2019**

**AGENDA ITEM 7.1**

<b>Subject</b>	DELIVERING INFRASTRUCTURE IN CHELMER WATERSIDE UTILISING THE HOUSING INFRASTRUCTURE FUND
<b>Report by</b>	CABINET MEMBER FOR GREENER CHELMSFORD

**Enquiries contact:** Stuart Graham, 01245 606364, [stuart.graham@chelmsford.gov.uk](mailto:stuart.graham@chelmsford.gov.uk)

**Purpose**

Chelmsford City Council has been awarded £10.7 million from the Government's Housing Infrastructure Fund (Marginal Viability element) to deliver the infrastructure necessary to support new housing at Chelmer Waterside.

The funding is available to deliver a new access road and bridge over the River Chelmer, land decontamination and the relocation of a gas pressure reduction system (GPRS) and high-pressure gas main.

The City Council is now at the point when a Grant Determination Agreement with Homes England needs to be put in place.

This report sets out the mechanisms through which the infrastructure will be delivered in the context of the available funding and seeks approval to enter into the Grant Determination Agreement with Homes England to progress delivery alongside a proposed governance arrangement set out in the report.

**Options**

The following options are available to Cabinet:

- A) Agree the recommendations
- B) Agree the recommendations, with amendments
- C) Not agree the recommendations

**Recommendations**

- |    |  |
|----|--|
| 1. | That the contents of the report are noted. |
|----|--|

2.	That the Director of Sustainable Communities, following consultation with the Leader and Cabinet Member for Greener Chelmsford, is authorised to complete the Grant Determination Agreement with Homes England.
3.	That Essex Highways are procured to progress the design the link road and bridge, taking into account the feasibility of a new waterway connection between the Chelmer and Blackwater Navigation and River Chelmer.
4.	That Cadent are procured to carry out the full feasibility study for the relocation of the GPRS and high-pressure gas main, and on completion of this study Cabinet is asked to review the position and agree the next steps.
5.	That the Governance arrangements set out in Section 5 of this report are agreed.

<b>Corporate Implications</b>	
Legal:	The Council is required to enter into a Grant Determination Agreement with Homes England which will set out a series of conditions and monitoring framework for delivery of the infrastructure using the grant funding. The Council is also required to satisfy Homes England that the grant funding is State Aid compliant.
Financial:	<p>The funding is being provided to the City Council under Section 19 of the Housing and Regeneration Act 2008 in accordance with a prescribed claim process. Payments will be made in quarterly instalments, in advance, in accordance with an agreed cashflow. Section 151 officer sign-off must be received for all payments.</p> <p>Homes England require the City Council to recover the grant funding as the scheme progresses and recycle it to deliver additional homes within the Council's administrative area (this is set out further in the report).</p>
Personnel:	The management of the funding and delivery of the infrastructure will be managed from within existing resources in the early stages. There may be a requirement to identify project management expertise as the scheme progresses.
Risk Management:	The funding will be used to deliver infrastructure within an area of the City where there are a number of constraints – land contamination, bridging a main river and relocating a significant gas main system. The Council will be expected to provide a written undertaking that any cost over runs will be met. Risk management will therefore form a key element of managing this project and is addressed in the report.
Equalities and Diversity: (For new or revised policies or procedures has an equalities impact assessment been carried out? Y/N)	Not at this stage.

Health and Safety:	This will be managed through the contract delivery for each element of the project.
IT:	None.
Other:	None.

<b>Consultees</b>	Director of Finance (Accountancy, Risk Management, Property), Director of Sustainable Communities and Chief Executive.
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### **Policies and Strategies**

The report takes into account the following policies and strategies of the Council:

Chelmsford Local Plan to 2036.

#### **1. Introduction**

- 1.1 Chelmer Waterside is a key location within Chelmsford City Centre that has the capacity to accommodate future housing growth. In recent years the area has delivered close to 250 homes (with 448 homes now under construction on the former Wharf Road Car Park site) on a number of sites. The area has the potential to deliver many more new homes in future years.
- 1.2 The future potential for housing delivery is recognised in the new Chelmsford Local Plan to 2036 which identifies the key sites in Chelmer Waterside that have the capacity for future housing growth (these sites and the estimated housing capacity of each as set out in the Local Plan are shown in the Plan at Appendix 1). Chelmer Waterside is identified in the Plan as Growth Site 1a and is the largest brownfield site allocation within the Plan.
- 1.3 In order to maximise housing delivery in Chelmer Waterside, a number of constraints need to be overcome. These relate to highway access and circulation, land decontamination and the relocation of a gas pressure reduction system and high-pressure gas main.
- 1.4 In September 2017, the City Council submitted a bid to the Government's Housing Infrastructure Fund (Marginal Viability element) to access funding to deliver the infrastructure that will remove these constraints and bring a number of sites forward for housing delivery in accordance with the new Local Plan. During 2018, through the funding clarification process with Homes England, this culminated in a grant award of £10.7 million, subject to the Council entering into a Grant Determination Agreement with Homes England.
- 1.5 The grant has been awarded to deliver the following:
  - a) New access road and bridge over the River Chelmer
  - b) Land remediation works, and
  - c) Relocation of a gas pressure reduction system and high-pressure gas main

- 1.6 In broad terms, £5.7 million of the funding has been awarded for (a) and (b) above and £5 million for (c). Homes England has confirmed that if the relocation of the GPRS and high-pressure gas main proves to not be feasible, then the funding for (a) and (b) will still be made available, enabling the new access road, bridge and land contamination to proceed. The initial costs of the feasibility work to assess the relocation of the GPRS, high pressure gas main and a land remediation study can be covered by the first drawdown of funding. Homes England has confirmed that an initial draw down of £350,000 for this purpose is available.
- 1.7 The Housing Infrastructure Fund is available as a grant through the Housing and Regeneration Act 2008 and must be spent by 31<sup>st</sup> March 2022. The Council is expected to enter into a Grant Determination Agreement (in effect a contract) with Homes England which will set out the grant funding conditions.
2. Planning and development opportunity context
- 2.1 Chelmer Waterside is a significant brownfield site development opportunity in a key sustainable location in the City Centre. The area has been recognised for many years as a key location for new housing development and in recent years in the region of 700 homes have been built or are now under construction in this area.
- 2.2 The new Chelmsford Local Plan (Growth Site 1a) identifies a number of sites for further housing development as shown in Appendix 1. The housing numbers on the Plan reflect the estimated capacity for housing on those sites as set out in the Local Plan.
- 2.3 The location is however constrained. Highway capacity is constrained at the Springfield Road and Navigation Road junction, which is now at capacity in the context of committed development. Further development in Chelmer Waterside will require a new access road to service the sites identified in the Local Plan. The Gas Works site (Site 2 on the attached plan) is constrained by the presence of the GPRS and high-pressure gas main that runs through the site. Removal of this constraint would increase housing capacity on the site, from an estimated 50 homes to 400-450 homes. The final constraint is the likely presence of contaminated land, given the former use of the site (s) as a gas works.
- 2.4 Using the funding available to remove these constraints presents an opportunity to maximise housing delivery within Chelmer Waterside, on a number of sites owned by the City Council.
3. Project Deliverables
- 3.1 The funding made available through the Housing Infrastructure Fund (£10.7 million in total) can be used to deliver the infrastructure identified above. Alongside the available grant, other relevant funding that has already been made available, or will be made available, includes the following:
- a) The £750,000 City Council funding already used to remove the Gas Towers, and,
  - b) £1.8m that will become available via S106 payments from the Taylor Wimpey scheme on the Peninsula site as this development progresses. This has been secured to fund the access road and bridge.
  - c) There is also the potential to use £3m secured within the S106 agreement from the Runwell Hospital development to support the delivery of affordable housing in this location.

- 3.2 The three elements of infrastructure that will be delivered and the route for their delivery are set out in further detail below.

#### **New access road and bridge**

- 3.3 To provide a new access to Chelmer Waterside a new access road and bridge over the River Chelmer will be delivered. This is necessary as the existing junction at Navigation Road and Springfield Road is now at capacity. A possible alignment is shown within Appendix 1. This alignment is not fixed and is one of a number that will be considered within the design process.
- 3.4 The estimated cost of the road and bridge is £4.25m, although the precise cost will not be known until after the detailed design and tender stage has been reached.
- 3.5 Design and construction will be procured through Essex Highways via the Eastern Highways Alliance Framework (see 5.7 below). A detailed programme for the delivery of the road and bridge will be available later in 2019, but delivery can be achieved by the end of March 2022, in accordance with the requirements of the Housing Infrastructure Fund. The process for developing the preliminary design has just commenced through Essex Highways.
- 3.6 Through the design process, the impact of the access road on the highway network will be re-modelled and connections with the cycle way and footway network in this part of the City Centre will be a primary objective. This will address appropriate enhancements to ensure pedestrian and cycle connections are optimised.
- 3.7 It is estimated that the process for the design of the road to the point of contract tender will take approximately 18 months.

#### **Land remediation**

- 3.8 Given the former use of the land as a Gas Works and industrial use, it is likely that the land will require some remediation due to contamination. At the time of the submission to the Housing Infrastructure Fund, this was estimated to be at a cost of £3 million.
- 3.9 A site contamination survey has been commissioned for the Gas Works site (Site 2 on the Plan) to identify the precise nature of the contamination and a remediation strategy and cost. This work will support the design of the access road and bridge. The cost of this survey can be met through the Housing Infrastructure Fund.

#### **Relocation of Gas Pressure Reduction System and high-pressure gas main**

- 3.10 The north eastern end of the Gas Works site (Site 2 on the Plan) contains a significant constraint – a Gas Pressure Reduction System from which a high-pressure gas main bisects the site (as shown on the Plan at Appendix 1). There are also medium and low-pressure gas mains in this location that would require alteration and/or removal.
- 3.11 With this constraint in place housing development is constrained to in the region of 50 homes as there are protection zones within which new housing development beyond a certain number is prohibited. With the constraint removed, housing delivery could be closer to 400-450 homes. Other non-housing uses can be

introduced onto the site with this constraint still in place.

- 3.12 In 2005 planning permission was granted to relocate the GPRS to land to the north of Lockside Marina (as shown on Plan at the Appendix). This would also facilitate the removal of the gas main from Site 2. This is currently being explored as the preferred deliverable option with Cadent.
- 3.13 To provide an estimated cost of the relocation of the GPRS and removal of the gas main, Cadent (who are responsible for the gas infrastructure network in the East of England) have been engaged and an estimated cost (known as the G3 estimate) is expected in early June 2019. Once received, the next step would be to move to a full feasibility study, which would determine a more detailed programme and cost. The feasibility study can be funded by the Housing Infrastructure Fund grant and would take some 6 months for Cadent to complete. The feasibility study could cost close to £250,000.
- 3.14 If at the point of the G3 estimate, or after the feasibility study is concluded, the relocation of the GPRS and gas main is either not technically feasible or deliverable within the funding envelope available, then Homes England has confirmed that the delivery of the access road, bridge and land remediation could still proceed and the cost of the GPRS feasibility will be met by the grant funding with no clawback requirement.

#### **Relationship with the Waterways**

- 3.15 Chelmer Waterside occupies an important position close to Chelmsford's waterways. The Chelmer and Blackwater Navigation terminates in the area at Springfield Basin and the Rivers Can and Chelmer are key features.
- 3.14 Navigation from Springfield Basin beyond the existing control structure on the River Chelmer is not currently possible.
- 3.16 To facilitate this the Chelmsford Rivers and Canal Link group (CRACL) is promoting a Canal Cut that would connect Springfield Basin with the River Chelmer. A feasibility study has been produced by them that sets out how this could be achieved.
- 3.17 The new Chelmsford Local Plan to 2036 contains within it in relation to the Chelmer Waterside Growth Site 1a "improvements to the Chelmer and Blackwater Navigation waterway infrastructure" as supporting on-site development.
- 3.18 Delivering a new waterway connection in this location could have benefits, not only in terms of navigation, but also in terms of creating a new stretch of waterway that could have wider environmental, economic and development benefits.
- 3.19 Delivery would not however be straight forward, given the significant constraints in the location – contaminated land, gas mains and a main sewer. There are also further constraints upstream that restrict navigation, namely the height of a number of bridges on both rivers.
- 3.20 In order to fully consider the implications of the deliverability of the new waterway connection and to assess the study published by CRACL, the City Council has commissioned an independent feasibility study. This will take into account the CRACL study, the land constraints and the emerging design for the bridge and access road. Importantly it will set out an approach to ensuring how the new bridge

and access road does not prejudice the future delivery of a new waterway connection.

### **Housing delivery**

- 3.21 The purpose of the Housing Infrastructure Fund is to deliver the infrastructure necessary to deliver new housing. In the case of Chelmer Waterside and the grant funding being made available, the following housing numbers are expected to be delivered:

- a) With all elements of infrastructure delivered, including the GPRS and high-pressure gas main relocation – 970 homes
- b) With just the road, bridge and land remediation delivered and no GPRS and high-pressure gas main relocation – 570 homes

- 3.22 It is not a requirement of the funding that the new homes are delivered by March 2022.

### **4. Grant Determination Agreement with Homes England**

- 4.1 It is a requirement of the funding that the Council enters into a Grant Determination Agreement with Homes England. The purpose of the Agreement is to establish a series of conditions that must be satisfied in relation to the funding being made available. Amongst other things, it will cover the following:

- a) The programme for the delivery of the infrastructure
- b) An identified mechanism for the recovery and recycling of funding to deliver and support additional housing in Chelmsford
- c) Confirmation that the funding is State Aid compliant
- d) Evidence of other funding supporting the project
- e) Site specific requirements, for example site investigation studies, relationship with land in the control of third parties, necessary consents and surety regarding the GPRS relocation
- f) The Council taking full risk for the project
- g) Evidence of the Council's strategy for releasing or bringing forward sites in its ownership
- h) A project cash flow

- 4.2 In relation to (b) above, the intention is that the funding secured through the Housing Infrastructure Fund is recycled by the City Council to support the delivery of additional housing elsewhere. This could be through the provision of new infrastructure that supports further housing delivery or through creating a mechanism that recycles revenue funding into future housing. The following mechanisms to recover the grant have been identified:

- a) Through S106 contributions secured when the development sites come forward, as required within the Local Plan
- b) Through the allocation of a proportion of the land value uplift from the sale of sites being set aside,
- c) Through the Council considering the purchase of or delivery of affordable housing units within the development and recycling rent revenues, and potentially
- d) Through the use of the Community Infrastructure Levy that will be generated within Chelmer Waterside.

The City Council is expected to provide further information to Homes England that



satisfies the recycling mechanism and this will be a condition of the grant award.

5. Project Governance, Risk Management and Procurement

- 5.1 The delivery of the three elements of infrastructure utilising the Housing Infrastructure Fund is complex. Whilst the elements of infrastructure are not inter-dependent, they are all inter-related and successful delivery will require a sound approach in terms of Project Governance, Risk Management and Procurement. Homes England will monitor delivery against the Grant Determination Agreement and a monitoring framework, and it is therefore important to have in place effective arrangements to monitor project delivery.

**Project Governance**

- 5.2 An appropriate project governance structure will be established to manage and monitor project delivery.
- 5.3 A Chelmer Waterside Project Panel is recommended to be established to have strategic oversight for the project. This would comprise the Leader, Cabinet Members for Greener and Fairer Chelmsford, together with the Directors of Sustainable Communities and Finance. The Panel will receive regular project updates and make necessary recommendations to Cabinet in relation to any key decisions linked to the project. Cabinet will take the key decisions in terms of approvals at the key gateways of the road design, tender and construction and the GPRS and Gas Main relocation. This will also include the inter-relationship with a potential future waterway connection.
- 5.4 A Project Team will report to the Chelmer Waterside Project Panel in terms of the day to day delivery of the three elements of the Project (road/bridge, land remediation and GPRS relocation). The Project Team will comprise the Director of Sustainable Communities, Corporate Property Services Manager, Economic Development & Implementation Services Manager, Risk and Assurance Services Manager, Senior Planning Officer for Chelmer Waterside and Accountancy Services Manager. A Project Manager to oversee the project will be identified and appointed at an appropriate time.

**Risk Management**

- 5.5 A risk management strategy for the Project will be developed and monitored by the Project Board.

**Procurement**

- 5.6 The procurement of the three elements of infrastructure will be procured in accordance with the Council's Financial Rules and will be OJEU compliant.
- 5.7 The design and construction of the road and bridge will be procured through the services of Essex Highways. A number of routes to market have already been considered and using Essex Highways has been identified as the most efficient route in terms of speed (given the March 2022 delivery deadline) and in terms of providing certainty and value for money. Through Essex Highways the Council will be able to access the Eastern Highways Alliance Framework, an eligible compliant framework, for the delivery of the road. As part of this process, an Inter Authority Agreement between Essex County Council and Chelmsford City Council would be put in place.

- 5.8 The relocation of the GPRS and high-pressure gas main, including feasibility, design and implementation will be procured through Cadent, who are responsible for the gas mains infrastructure in the East of England. An alternative procurement route is not considered to be feasible.
- 5.9 The necessary ground investigation studies and remediation works necessary to deal with any land contamination will be procured through the Council's usual procurement procedures.
6. Conclusion
- 6.1 Chelmer Waterside represents a significant opportunity to deliver additional new homes in accordance with the new Local Plan for Chelmsford.
- 6.2 The funding secured through the Housing Infrastructure Fund provides a mechanism through which the necessary infrastructure can be delivered to maximise housing delivery in this location, which includes a number of sites identified within the Local Plan and in the ownership of the City Council.

#### List of Appendices

Appendix 1 – Site and context plan.

#### Background Papers

Housing Infrastructure Guidance, HM Government  
Chelmsford Local Plan to 2036.



Site	Homes	Area Ha	Planning Permission	Local Plan Site Allocation	Ownership
1	420	4.096	Yes	Yes	Taylor Wimpey
2	50	3.292	No	Yes	CCC/National Grid
3	190	1.152	No	Yes	Chelmsford City Council
4	130	2.248	No	Yes	Chelmsford City Council
5	75	0.876	No	Yes	Travis Perkins
6	35	0.419	No	Yes	Various
7	90	0.741	No	Yes	Aquila / Chelmsford Social Club
<b>Total</b>	<b>990</b>	<b>12.824</b>			

**Legend:**

- A** Proposed Waterside Link Road
- B** Navigation Road/ Springfield Road junction improvement (funded by site 1)
- C** Existing gas pressure reduction system
- D** Relocated gas pressure reduction system
- E** Removal of gas towers
- F** High pressure gas main

**Map Labels:**

- Site 1:** 420 Homes
- Site 2:** 50 Homes
- Site 3:** 190 Homes
- Site 4:** 130 Homes
- Site 5:** 75 Homes
- Site 6:** 35 Homes
- Site 7:** 90 Homes

**Infrastructure Features:**

- A:** Proposed Waterside Link Road
- B:** Navigation Road/ Springfield Road junction improvement
- C:** Existing gas pressure reduction system
- D:** Relocated gas pressure reduction system
- E:** Removal of gas towers
- F:** High pressure gas main

**Map Labels:**

- Navigation Road**
- Springfield Road**
- Waterside Link Road**
- High Bridge Road**
- Chelmsford River**
- Chelmsford City Council**
- Taylor Wimpey**
- Travis Perkins**
- Aquila / Chelmsford Social Club**



**CABINET**

**1 July 2019**

**AGENDA ITEM 7.2**

<b>Subject</b>	THE NEIGHBOURHOOD ALLOCATION OF CHELMSFORD'S COMMUNITY INFRASTRUCTURE LEVY (CIL)
<b>Report by</b>	CABINET MEMBER FOR GREENER CHELMSFORD

**Enquiries contact:** Stuart Graham, 01245 606364, [stuart.graham@chelmsford.gov.uk](mailto:stuart.graham@chelmsford.gov.uk)

**Purpose**

This report is to seek Cabinet approval for the recommendations agreed by Cabinet on 5<sup>th</sup> March 2019 and subsequent delegated decisions for Chelmsford's Neighbourhood Allocation of Community Infrastructure Levy funding in areas with no parish or town council and for Cabinet to agree any amendments to the allocations.

**Options**

The following options are available to Cabinet:

- a) Agree the recommendations of Cabinet made on 5<sup>th</sup> March 2019, with no amendments
- b) Agree the recommendations of Cabinet made on 5<sup>th</sup> March 2019, with amendments

**Recommendation(s)**

1.	That the £500,000 allocated for the Tindal Square pedestrianisation scheme from the Central Neighbourhood Allocation is re-allocated to the Strategic Allocation of the Community Infrastructure Levy, and
2.	That the other projects allocated funding from the Neighbourhood Allocation at the March 2019 Cabinet, and subsequent delegated decisions, be confirmed as approved, subject to satisfactory funding agreements being put in place for each project as necessary.

**Corporate Implications**

<b>Legal:</b>	The Community Infrastructure Levy is governed by the CIL Regulations 2010 (as amended). Expenditure must accord with the definitions in the Regulations.
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Financial:	The Council has been collecting CIL monies since it approved the implementation of the levy in 2014. Regulations state that this money must be spent on infrastructure to support the development of the area. This report details projects requesting CIL funding and recommends how CIL monies are spent.
Personnel:	None
Risk Management:	None
Equalities and Diversity	None
Health and Safety:	None
IT:	None
Other:	None

<b>Consultees</b>	None
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### **Policies and Strategies**

The report takes into account the following policies and strategies of the Council:

Chelmsford Local Plan to 2036 and existing Local Development Framework and the adopted Community Infrastructure Levy Governance arrangements.

#### **1. Introduction and background**

- 1.1 At Cabinet on March 5<sup>th</sup> 2019, 16 projects were agreed to be funded using the Neighbourhood Allocation of the Community Infrastructure Levy in the nine un-parished wards of the City Centre. A further project (Savernake Road Scout Hut) was allocated £4,000 following the delegated authority agreed at Cabinet, making the total number of projects approved 17. As the total allocations exceeded £1 million, the report was referred to Full Council for approval on 16<sup>th</sup> July 2019. The report is attached as Appendix 1.
- 1.2 Within the 17 projects allocated funding, £500,000 was allocated from the Central Neighbourhood Allocation towards the Tindal Square pedestrianisation scheme. This committed a significant sum from the Central area's Neighbourhood Allocation to what is a strategic public realm project in the City Centre.
- 1.3 It is proposed to re-allocate the £500,000 for the Tindal Square project from the Central Neighbourhood Allocation to the Strategic Allocation. Public realm improvements in the City Centre have previously been identified as strategic infrastructure within the context of the Community Infrastructure Regulations. The re-allocation would not result in the loss of funding available to the Central Neighbourhood Group as the funding is being identified from within the CIL Strategic Allocation.

- 1.4 No other changes are proposed to the Neighbourhood Allocations to the other 16 projects agreed, which will now move forward to the next stage of the funding process.
- 1.5 As a result of the re-allocation of the funding for the Tindal Square project, the total funding envelope for the projects allocated funding from the Neighbourhood Allocation would now be below £1 million and consequently referral to Full Council will not now be required.

#### List of Appendices

Appendix 1 – Cabinet Report 5<sup>th</sup> March 2019

#### Background Papers

Allocating and Spending CIL in the Non-Parished Areas Governance document.

**CABINET**  
**5 March 2019**

AGENDA ITEM

<b>Subject</b>	THE NEIGHBOURHOOD ALLOCATION OF CHELMSFORD'S COMMUNITY INFRASTRUCTURE LEVY (CIL)
<b>Report by</b>	CABINET MEMBER FOR PLANNING AND ECONOMIC DEVELOPMENT

**Enquiries contact:** Stuart Graham, Economic Development and Implementation Manager, 01245 606364, [stuart.graham@chelmsford.gov.uk](mailto:stuart.graham@chelmsford.gov.uk)

**Purpose**

This report is to seek approval on the recommendations put forward by the CIL Spending Panel for Chelmsford's neighbourhood allocation of CIL in areas with no parish or town council.

**Options**

- a. Agree the recommendations put forward by the CIL Spending Panel as set out in this report
- b. Agree the recommendations put forward by the CIL Spending Panel as set out in this report, with amendments
- c. Not agree the recommendations put forward by the CIL Spending Panel as set out in this report

**Recommendations**

1. Cabinet agrees to the recommendations put forward by the CIL Spending Panel as set out in this report and refers the report to Full Council for approval on 17 July 2019.
2. Where the CIL funding is agreed and the grant or cost of works is to be met in full by the CIL funding, the budgets sums shown in Appendix 1 are approved and included as either Revenue expenditure or added to the Capital Programme.
3. The appropriate Director is authorised to spend the approved budget after consultation with the relevant Cabinet member, ensuring any conditions of the CIL funding are met.

<b>Corporate Implications</b>	
Legal:	The Community Infrastructure Levy is governed by the CIL Regulations 2010 (as amended). Expenditure must accord with the definitions in the Regulations. The Council has adopted governance arrangements for determining how CIL is spent in the nine un-parished wards of the City Centre.
Financial:	The Council has been collecting CIL monies since it approved the implementation of the levy in 2014. Regulations state that this money must be spent on infrastructure to support the development of the area. This report details projects requesting CIL funding and recommends how CIL monies are spent. Where CIL is funding a capital project that is the responsibility of the City Council, revenue costs for maintenance will be met from within existing resources. The replacement of an item when it comes to the end of its natural life will be considered through future funding rounds.
Personnel:	None
Risk Management:	None
Equalities and Diversity:	None
Health and Safety:	None
IT:	None
Other:	None

<b>Consultees</b>	Chief Executive, Director of Sustainable Communities, Director of Financial Services, Director of Public Places, Leader of the Council, Cabinet Member for Planning and Economic Development, Cabinet Member for Finance.
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<b>Policies and Strategies</b>
The report takes into account the following policies and strategies of the Council:
Community Infrastructure Levy Non-Parished Areas: March 2017

<b>Corporate Plan Priorities</b>	
The report relates to the following priorities in the Corporate Plan	
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	✓



## 1. Introduction and Context

- 1.1 The CIL Regulations require that Chelmsford City Council allocate 15% of the income from CIL for spending within the neighbourhood of contributing development. In areas which are parished, these monies are passed directly to the relevant parish or town council.
- 1.2 In non-parished areas, the 15% neighbourhood allocation is held separately by the Council, and governance arrangements were agreed by Cabinet in June 2016 for spending this element.
- 1.3 The nine non-parished areas have been grouped into the following four CIL neighbourhood groups:
  - **Central** – Marconi, Moulsham & Central and Waterhouse Farm
  - **South** – Goat Hall and Moulsham Lodge
  - **North West** – St Andrews and Patching Hall
  - **North East** – The Lawns and Trinity
- 1.4 Ward members from each of the four CIL neighbourhood groups work together to use local knowledge and to consult with local communities to create a '*Neighbourhood Fund List*' for their neighbourhood group. The list is agreed by all members of the neighbourhood group and describes projects that are a priority to the local area. Inclusion on the approved list means that the project may be eligible for the neighbourhood allocation of CIL funding. Inclusion on the list does not however guarantee that funding will be allocated for that item. The four neighbourhood groups refreshed their Neighbourhood Fund lists in 2018.
- 1.5 Annually, the amount of CIL available to spend in each of the neighbourhood groups is reviewed, and ward members are invited to submit project proposals to fund or part fund items from their neighbourhood fund lists.
- 1.6 Neighbourhood groups were invited to submit project proposals for items on their neighbourhood fund lists between 06 December 2018 and 31 January 2019. This is the second round of funding from the CIL neighbourhood allocation in the nine non-parished wards.

## 2. Spending of Neighbourhood CIL

- 2.1 The CIL Regulations state that the Neighbourhood Allocation of CIL must be used:

‘to support the development of the local area by funding:

  - The provision, improvement, replacement, operation or maintenance of infrastructure; or
  - Anything else that is concerned with addressing the demands that development places on an area.’
- 2.2 The table below details the amount of neighbourhood CIL available to each of the four neighbourhood groups, as of 1<sup>st</sup> February 2019. This takes into account commitments from the first funding round and additional anticipated funding from development in the area that has commenced, but where the CIL income has not yet been received by the Council.

**Table of Neighbourhood CIL available by Neighbourhood Group**

<b>Neighbourhood Group</b>	<b>Total Neighbourhood CIL collected as at 1st February 2019</b>	<b>Commitments from earlier funding rounds</b>	<b>Neighbourhood CIL available at 1st February 2019</b>	<b>Total anticipated CIL available where development has commenced</b>
<b>Central</b>	986,333.54	351,050.00	635,283.54	1,170,979.25
<b>South</b>	61,619.33	0.00	61,619.33	63,181.51
<b>North West</b>	66,413.07	43,000.00	23,413.07	29,576.57
<b>North East</b>	41,223.47	6,000.00	35,223.47	35,223.47

### 3. Project Proposal Forms Received

3.1 In total 24 project proposals have been submitted in the current funding round. These are summarised in Appendix 1.

3.2 A summary of the number of project proposals received for each neighbourhood group is shown in the table below.

**Table summarising Project Proposals Received by Neighbourhood Group**

<b>Neighbourhood Group</b>	<b>Number of Project Proposal Forms Submitted</b>	<b>Total Funding Requested / Total Amount Available</b>
<b>Central</b> – Marconi, Moulsham & Central and Waterhouse Farm	17	£1,831,293 / £635,283.54
<b>South</b> – Goat Hall and Moulsham Lodge	1	£9,583 / £61,619.33
<b>North West</b> – St Andrews and Patching Hall	1 (as a joint submission with Central)	£5,000 / £23,413.07
<b>North East</b> – The Lawns and Trinity	6	£33,640 / £35,223.47

3.3 The following projects have been submitted:

#### **Central:**

- Langton Avenue Community Centre
- Savernake Park Scout Hut
- Helping Hands Essex, George Street
- CHESS Homeless Day Centre, New London Road
- Sanctus, education provision, Broomfield Road
- Sanctus, new premises, New Writtle Street
- Sanctus, first floor refurbishment, Broomfield Road
- Essex Pride, Central Park
- CCTV Admirals and Central Park
- Lighting enhancement, Kings Road
- London Road Crossing, Widford

- North Avenue Youth Centre, defibrillator
- North Avenue Youth Centre, lighting and equipment
- Civil Enforcement Officers (parking)
- Police Community Support Officers
- Tindal Square Pedestrianisation
- Waterhouse Lane Underpass

## South

- Moulsham Lodge Community Trust Café, Gloucester Avenue

## North West

- Langton Avenue Community Centre (see Project 1 under Central project submissions)

## North East

- CCTV Havengore, Springfield
- CCTV Torquay Road, Springfield
- CCTV Byron Road, Chelmsford
- Additional Police Patrols
- Coronation Park Basketball Court
- Springfield Youth Centre

3.4 Each project is set out below in more detail using information taken directly from the Project Proposal Form, supporting information submitted and follow-up conversations with relevant parties and Council officers. A summary of the projects can be seen in Appendix 1.

3.5 The CIL Spending Panel considered all project proposals at its meeting on 13<sup>th</sup> February 2019.

3.6 Any external project funded through the CIL Neighbourhood Allocation is subject to a funding agreement between the City Council and the beneficiary.

### 3.6.1 Central:

<b>1.</b>	<b>Langton Avenue Community Centre</b>		
<b>Total project cost</b>	£772,000	<b>CIL Request</b>	£52,000 (Joint project £47,000 Central, £5,000 North West)
Is the project on the Neighbourhood Fund List?			Yes

Project Summary: The construction of the new Langton Avenue Community Centre is now well advanced and will provide a modern state of the art community centre in North West Chelmsford. Round 1 of the neighbourhood allocation provided a contribution of £100,000 towards project costs, with the remaining £620,000 raised locally from a variety of sources. This is a joint project submission between Central and North West neighbourhood groups, requesting additional funding in order to meet a funding shortfall to cover additional costs in relation to materials and construction costs, given that delivery is now over 18 months since original costs were identified. The previous funding allocation was held in trust on behalf of the Council by the Essex Community Foundation. The project will deliver a much needed new community facility in this part of the City.

<b>CIL Panel Recommendation</b>	That funding is approved and is held in trust on behalf of the Council by the Essex Community Foundation.
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<b>2.</b>	<b>Savernake Park Scout Hut</b>		
<b>Total project cost</b>	£15,000	<b>CIL Request</b>	£15,000
Is the project on the Neighbourhood Fund List?			Yes

Project Summary: The Scout Hut at Savernake Park serves the 24<sup>th</sup> Chelmsford Scout Group. A proposal in Round 1 was submitted for a significant refurbishment of the building at an estimated cost of circa £38,000. This was not approved at that time because it was felt that this was an underestimation of the total work required. The current proposal is a more modest project to replace the windows and upgrade the heating system at an estimated cost of £15,000. The Scout Association has been consulted regarding the numbers on the roll of the 24<sup>th</sup> Scout Group and further information is awaited from them. The building is owned by the City Council.

<b>CIL Panel Recommendation</b>	To defer the decision until further information has been received regarding the 24 <sup>th</sup> Scout Group roll and subject to this information being received the Director of Sustainable Communities in consultation with the CIL Panel Members is given delegated authority to determine this application.
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<b>3.</b>	<b>Helping Hands Essex, George Street</b>		
<b>Total project cost</b>	£320,650 (£143,525 year 1 and £177,125 years 2 & 3)	<b>CIL Request</b>	£71,500 over three years (£30,500 year 1 and £20,500 in both years 2 & 3)
Is the project on the Neighbourhood Fund List?			Yes

Project Summary: Helping Hands Essex provides support for people recovering from alcohol abuse. They were previously based in Brockley Road and have identified new premises at 23/24 George Street, from which to operate and provide their services. A planning application has recently been submitted for the use of the premises by Helping Hands Essex. Total costs of running the services are estimated at £320,650; £143,525 for year 1 and £177,125 for years 2 and 3. The CIL contribution would be in addition to funding awarded by National Lottery and further funding anticipated from Lloyds Bank Foundation and Essex Community Foundation. Other grant funders are being approached by the Charity. Helping Hands expect to begin its three-year lease from May 2019. The CIL funding would be used to support the costs to re-establish the service in the new premises.

Other financial support provided by the City Council: A grant of £5,000 from the Corporate Grand Aid Scheme has been awarded, subject to Full Council approval.

<b>CIL Panel Recommendation</b>	That funding is approved, subject to the granting of planning permission and Helping Hands Essex demonstrating that they have secured the lease to the premises at 23/24 George Street.
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4.	CHESS Homeless Day Centre, New London Road		
Total project cost	£650,000 (£575,000 for build and £75,000 for equipment)	CIL Request	£300,000
Is the project on the Neighbourhood Fund List?			Yes

**Project Summary:** The City has not had a day centre since CHESS closed its facility in 2011. This has had an impact on what services are available to rough sleepers, their health and well-being and their ability to move on into independent accommodation. The project would develop a day centre for the use by street homeless people, providing meaningful use of time, training, life skills, equipping them for employment and empowering them to access their own accommodation in the future. The facility would provide washing and cleaning facilities and would provide new opportunities to partner with other services in the City. An initial concept scheme has been developed and outline costs developed, with the anticipation that additional funding, planning permission and commencement will take place in the next 18 months.

The Council has a clear approach of working with organisations that provide accommodation-based services to tackle rough sleeping and homelessness. As part of this approach it does not support activity that helps rough sleepers sustain living on the streets. Chelmsford City Council grant fund CHESS to provide services to help meet the Council's homeless duties; the Council also support them in their other areas of accommodation-based work. CHESS used to provide day care services, but this stopped when the building being used became unavailable to CHESS. Since then it has been recognised that a day care provision is needed. Any day care provision would, ideally, be part of a 24-hour provision with move on accommodation and a resettlement programme. At the current time it is believed that only CHESS is in a position to deliver this.

**Other financial support provided by the City Council:** A grant of £10,000 from the Corporate Grand Aid Scheme has been awarded, subject to Full Council approval.

<b>CIL Panel Recommendation</b>	That funding is approved, subject to match funding and planning permission being secured for the delivery of the project. A new homeless day centre in the City will be an important addition to the programme of support available in Chelmsford, alongside other providers, including Helping Hands Essex and Sanctus.
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<b>5.</b>	<b>Sanctus, Education Provision, Broomfield Road</b>		
<b>Total project cost</b>	£10,000	<b>CIL Request</b>	£5,000
Is the project on the Neighbourhood Fund List?			Yes

Project Summary: To provide a real and virtual space for education and support for the homeless and vulnerable by addressing skills development to assist in re-integration into society. The project would be delivered by the Don Hanson Charitable Foundation, which is providing the £5,000 match funding element. Funding would be used to deliver an online educational platform delivered from Sanctus's premises in Broomfield Road. Desks, chairs, screens, laptops and printers would be purchased using the funding.

Other financial support provided by the City Council: A grant of £1,000 from the Corporate Grant Aid Scheme has been awarded for their advice and support surgery activities, subject to Full Council approval. In addition, Sanctus has bid to the City Council for research funding to help deliver community-led housing in Chelmsford.

<b>CIL Panel Recommendation</b>	That funding is approved, subject to Sanctus evidencing that the match funding support is secured from the Don Hanson Charitable Foundation and demonstrating that there is no duplication with the funding secured through the Corporate Grant Aid Scheme.
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<b>6.</b>	<b>Sanctus Hub, New Premises New Writtle Street</b>		
<b>Total project cost</b>	£512,000	<b>CIL Request</b>	£170,000
Is the project on the Neighbourhood Fund List?			Yes

Project Summary: To purchase, through match funding, a permanent new location for Sanctus to deliver its activities. This would include the provision of a free café, a safe and warm space and daily support activities and workshops alongside more in depth one to one help and support. This would include one to one counselling and mentoring services, drug, alcohol and gambling support, community activities, CV and skills development and advice for jobs, housing and benefits access.

Other financial support provided by the City Council: A grant of £1,000 from the Corporate Grant Aid Scheme has been awarded for their advice and support surgery activities. In addition, Sanctus has bid for some research funding to help deliver community-led housing in Chelmsford.

<b>CIL Panel Recommendation</b>	<p>That funding is not approved.</p> <p>The Council has a clear approach of working with organisations that provide accommodation-based services to tackle rough sleeping and homelessness. As part of this approach it does not support activity that helps rough sleepers sustain living on the streets.</p> <p>Chelmsford City Council grant fund CHESS to provide services to help meet the Council's homeless duties. The</p>
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	Council also support them in their other areas of accommodation-based work. The Council recognises that a day care provision is needed. The CIL Panel have recommended approval of the CHESS proposal (project 4), to deliver this initiative.
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<b>7.</b>	<b>Sanctus, First Floor Refurbishment, Broomfield Road</b>		
<b>Total project cost</b>	£42,453	<b>CIL Request</b>	£28,543
Is the project on the Neighbourhood Fund List?			Yes

Project Summary: The project would refurbish the first floor of Sanctus's premises in Broomfield Road to create additional space for them to operate from. The project elements would include safety measures to the external staircase, security cameras, new office equipment, a refurbishment of the upstairs of the building and would cover some revenue costs of the operation. Match funding from the Fire, Police and Crime Commissioner of £12,000 and £2,000 from the Don Hanson Charitable Trust has been identified. The refurbishment would enable the education project (project 5) to be delivered.

Other financial support provided by the City Council: A grant of £1,000 from the Corporate Grant Aid Scheme has been awarded for their advice and support surgery activities. In addition, Sanctus has bid for some research funding to help deliver community-led housing in Chelmsford.

<b>CIL Panel Recommendation</b>	That funding is approved subject to Sanctus evidencing the identified match funding and providing confirmation that the freeholder of the property has provided consent to carry out the works to the building and that evidence of approval under the Building Regulations (if required) is provided before any works commence.
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<b>8.</b>	<b>Essex Pride, Central Park</b>		
<b>Total project cost</b>	£60,000	<b>CIL Request</b>	£30,000 to cover half the costs for three years 2019-2021
Is the project on the Neighbourhood Fund List?			Yes

Project description: Essex Pride is an annual event for the whole community to celebrate diversity and equality within Essex. It promotes Chelmsford as a diverse and accepting place to live work and visit. Funding is sought to support the ongoing costs of the event between 2019 – 2021.

Other financial support provided by the City Council: an equality and diversity grant of £1,000 has been awarded, subject to Full Council approval.

<b>CIL Panel Recommendation</b>	That funding is not approved.  There is a very limited link between this event and development in the area in relation the CIL Regulations
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	definition of how the neighbourhood allocation should be spent.
	The Council views Essex Pride as an important community event and provides support in alternative ways.

<b>9.</b>	<b>CCTV provision, Admirals and Central Park</b>		
<b>Total project cost</b>	£30,000	<b>CIL Request</b>	£30,000
Is the project on the Neighbourhood Fund List?			Yes

Project description: Funding is sought to provide additional CCTV coverage in Admirals Park and Central Park, in particular to provide additional coverage where the new outdoor gym has been installed adjacent to Rainsford Road at the entrance to Admirals Park. Round 1 of the Neighbourhood Allocation provided £23,000 for the new Admirals Park outdoor gym, which is now in place.

<b>CIL Panel Recommendation</b>	That the funding is approved, subject to a deliverable scheme being designed and agreed.
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<b>10.</b>	<b>Lighting Enhancement, Kings Road</b>		
<b>Total project cost</b>	£2,000	<b>CIL Request</b>	£2,000
Is the project on the Neighbourhood Fund List?			Yes

Project description: The project would comprise an upgrade of lighting along the footpath that links Kings Road with Rainsford Road. Essex County Council has been consulted regarding this project and advised that this would fall outside of their responsibility. The Project Proposal Form contains limited information in terms of scheme design and costings, which are based on estimates.

<b>CIL Panel Recommendation</b>	That the funding is not approved.  A budget of £2,000 to cover the costs of a footpath over 100m in length would appear to be low. Further feasibility work is required to develop this project further, including alternative approaches to securing funding.
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<b>11.</b>	<b>London Road Crossing (Footbridge) Widford</b>		
<b>Total project cost</b>	£200,000+	<b>CIL Request</b>	£200,000
Is the project on the Neighbourhood Fund List?			Yes

Project description: The project proposal is for a new pedestrian footbridge over London Road, north east of its roundabout junction with Westway. There has been some initial engagement with the Local Highways Panel regarding this location which indicates that a zebra crossing or signalised crossing at road level in this location is



not feasible. A footbridge might be considered, but would require a full assessment through a validation process which has yet to be carried out. The identified cost of £200,000 (plus) is an estimate only at this stage.

<b>CIL Panel Recommendation</b>	That the funding is not approved given that the project is not sufficiently developed at this stage.  The CIL Panel recommend that further assessment work of the potential of this scheme should be taken forward via the Local Highways Panel.
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12.	North Avenue Youth Centre, defibrillator		
Total project cost	£3,500	CIL Request	£3,500
Is the project on the Neighbourhood Fund List?		Yes	

Project summary: The North Avenue Youth Centre has undergone significant investment in recent years and provides an important well-used local community facility. The project is for the provision of a managed defibrillator to be provided at the Centre, together with training provision. This would complement the recent investment in the facility.

Other financial support provided by the City Council: An allocation of £41,050 was made the first round of the CIL Neighbourhood Allocation. A grant of £5,000 has been awarded for core services via the Corporate Grant Aid Scheme and a S106 contribution of £25,275.77 has also been transferred to the Centre.

<b>CIL Panel Recommendation</b>	That the funding is approved, subject to evidence of the cost of the equipment and training being provided.
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13.	North Avenue Youth Centre, lighting and equipment		
Total project cost	£14,750	CIL Request	£14,750
Is the project on the Neighbourhood Fund List?		Yes	

Project summary: The project proposes further investment in the North Avenue Youth Centre to include outside garden play equipment/shed, replacement of lighting to low energy and a covered cycle shelter to accommodate eight bikes. Although some of these items were included in previous funding rounds, due to increased costs not all items could be provided. The proposed allocation is relatively modest and would enhance this well used community facility.

Other financial support provided by the City Council: An allocation of £41,050 was made the first round of the CIL Neighbourhood Allocation. A grant of £5,000 has been awarded for core services via the Corporate Grant Aid Scheme and a S106 contribution of £25,275.77 has also been transferred to the Centre.

<b>CIL Panel Recommendation</b>	That the funding is approved, subject to evidence of the cost of the equipment being provided and confirmation that the beneficiary of the funding is the Youth Centre and not the Church.
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<b>14. Civil Enforcement Officers (parking)</b>			
<b>Total project cost</b>	£162,000 (£54,000 per year over three years)	<b>CIL Request</b>	£162,000 (£54,000 per year over three years)
Is the project on the Neighbourhood Fund List?			Yes

Project summary: To provide additional enforcement officers in Central Chelmsford, to complement existing resources in the locality. Funding is sought for two new civil enforcement officers over a three-year period. The enforcement officers would be managed through the South Essex Parking Partnership. The future sustainability of the provision is not addressed in the proposal.

<b>CIL Panel Recommendation</b>	That the funding is not approved.  The CIL Panel recommend that this project is referred to the South Essex Parking Partnership for assessment and any action required should be taken forward by the South Essex Parking Partnership.
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<b>15. Police Community Support Officers</b>			
<b>Total project cost</b>	£152,000	<b>CIL Request</b>	£152,000
Is the project on the Neighbourhood Fund List?			Yes

Project summary: The project proposes two additional PCSOs working with the joint CCC and Essex Police Community Hub at the Civic Centre for two years primarily in the Marconi and Waterhouse Farm Wards. This is based on the model adopted for the two City Centre PCSOs which received CIL funding in Round 1.

The Community Policing Team has been expanded by six officers in 2018/19 and the recent announcement of a further Police, Fire and Crime Commissioner precept rise for 2019/20 will probably result in another five officers.

Other financial support provided by the City Council: Two PCSOs were part funded by the Neighbourhood Allocation of CIL in round 1 and are now operational in the City Centre.

<b>CIL Panel Recommendation</b>	That the funding is not approved.  The CIL Panel recommends that the impact of the increased shifts of the Community Policing Team is assessed over the next 12 months before funding of this project is reconsidered.
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<b>16.</b>	<b>Tindal Square Pedestrianisation</b>		
<b>Total project cost</b>	£2.5 million (current estimate)	<b>CIL Request</b>	£500,000
Is the project on the Neighbourhood Fund List?			Yes

Project summary: An investment of £2.5m to remove traffic from Tindal Square, Chelmsford and to create a high-quality public space that will compliment investment in Shire Hall, a Grade II listed building and connect the northern end of the pedestrianised High Street with the Bond Street development in Chelmsford City Centre. The project will sustain the economic importance of one of the region's primary retail destinations at a time when the retail sector is going through a period of restructure and pressure. The project will build on the public realm programme implemented by the City Council in recent years. Design development is underway and the necessary preparation of the traffic regulation orders. Consultation is expected in Spring/Summer 2019 with the anticipation that the scheme can be implemented in 2020/21.

Other financial support provided by the City Council: £1.1m has been allocated from the Strategic CIL allocation and the Council has £160,000 in the Capital Programme to facilitate design development. A bid for £500,000 has been made to the South East Local Enterprise Partnership. Essex County Council has allocated £500,000 towards the scheme through the Chelmsford City Growth Package.

<b>CIL Panel Recommendation</b>	That the funding is agreed, subject to the City Council approving the scheme once the detailed design has been produced.
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<b>17.</b>	<b>Waterhouse Lane Underpass</b>		
<b>Total project cost</b>	£100,000+	<b>CIL Request</b>	£100,000
Is the project on the Neighbourhood Fund List?			Yes

Project summary: To upgrade the drainage at the underpass beneath Waterhouse Lane that links Central Park to Admirals Park. The underpass is subject to flooding which makes it necessary for pedestrians to cross the main road where there is no safe crossing point. Project costs are estimated to be £100,000+ although this is not based on any feasibility study. The underpass forms part of the National Cycle Route 1.

<b>CIL Panel Recommendation</b>	That the funding is not approved.  The CIL Panel recommends that further conversations are held with Essex County Highways and Sustrans to gain a more detailed understanding of the situation and to identify alternative funding solutions.
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### 3.4.2 South

<b>18.</b>	<b>Moulsham Lodge Community Trust Café, Gloucester Avenue</b>		
<b>Total project cost</b>	£19,083	<b>CIL Request</b>	£9,583
Is the project on the Neighbourhood Fund List?			Yes

Project summary: Moulsham Lodge Community Trust (MLCT) provides community activities, events and support to local residents. They currently have a coffee morning one day a week and a pop-up café every Friday run by Essex Cares Ltd. The current facilities in the building are only suitable for small groups of people and they are currently preparing to carry out some internal alterations to enable a larger cafeteria space. This will create the need for the kitchen to be re-fitted to make it suitable for a more permanent and professional café. As a result, the café would be able to operate Monday to Friday and generate new income. The improved café will be a place not only to socialise but MLCT will have themed events and specialist groups visiting the café to encourage people to take part in more activities. The building is leased from Essex County Council and they would be required to give permission for the alterations to take place.

<b>CIL Panel Recommendation</b>	That funding is approved subject to MLCT providing confirmation that Essex County Council has provided consent to carry out the works to the building and that evidence of approval under the Building Regulations (if required) is provided.
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### 3.4.3 North West

The North West neighbourhood group have put forward one project for approval. This is a joint submission with the Central Neighbourhood group - see Project 1 under Central project submissions.

### 3.4.4. North East

<b>19.</b>	<b>CCTV Havengore, Springfield</b>		
<b>Total project cost</b>	£6,380	<b>CIL Request</b>	£6,380
Is the project on the Neighbourhood Fund List?			Yes

Project summary: The project involves the installation of CCTV to monitor the front of the shops and car park surrounding the location for the parade of shops at Havengore. This has been the location for anti-social behaviour and criminal damage. The cameras will provide a source of intelligence for the Police. It has the potential to support evidence so that the Police can make arrests where appropriate and be proactive in dealing with the issues. It also provides reassurance to residents, the shop keepers and the customers using this area. The project has the aim of deterring crime and antisocial behaviour.

<b>CIL Panel Recommendation</b>	That the funding is approved.
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<b>20.</b>	<b>CCTV Torquay Road, Springfield</b>		
<b>Total project cost</b>	£6,380	<b>CIL Request</b>	£6,380
Is the project on the Neighbourhood Fund List?			Yes

Project summary: The project involves the installation of CCTV to monitor the front of the shops and area directly surrounding this location in Torquay Road. This has been a location for anti-social behaviour and criminal damage. The cameras will provide a source of intelligence for the Police and has the potential to support evidence so that the Police can make arrests where appropriate and be proactive in dealing with the issues. It also provides reassurance to residents, the shop keepers and the customers using this area. The aim of the project will be to deter crime and antisocial behaviour.

<b>CIL Panel Recommendation</b>	That the funding is approved.
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<b>21.</b>	<b>CCTV Byron Road, Chelmsford</b>		
<b>Total project cost</b>	£6,380	<b>CIL Request</b>	£6,380
Is the project on the Neighbourhood Fund List?			Yes

Project summary: The project involves the installation of CCTV to monitor the front of the shops and area surrounding the location for the parade of shops at Byron Road. This has been the location for anti-social behaviour and criminal damage. The cameras will provide a source of intelligence for the Police and has the potential to support evidence so that the Police can make arrests where appropriate and be proactive in dealing with the issues. It also provides reassurance to residents, the shop keepers and the customers using this area. The aim of the project will be to deter crime and antisocial behaviour.

<b>CIL Panel Recommendation</b>	That the funding is approved.
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<b>22.</b>	<b>Additional Police patrols</b>		
<b>Total project cost</b>	£7,000	<b>CIL Request</b>	£7,000
Is the project on the Neighbourhood Fund List?			Yes

Project summary: The project provides for additional Police resources over and above normal Policing requirements to provide reassurance and conduct additional intelligence gathering in liaison with the City Council. The funding is used to pay Police overtime for targeted activity and provides high visibility and community liaison opportunities, not currently possible given the demand and current capacity of the Police. The project has the support of local residents as evidenced through a recent residents' engagement meeting with the Police where visible policing was identified as a key priority. The Community Policing Team has been expanded by six officers in 2018/2019 and the recent announcement of a further Police, Fire and Crime Commissioner precept rise for 2019/20 will probably result in another five officers. The funding through this project will bridge the gap in this location whilst these new resources are put in place.

<b>CIL Panel Recommendation</b>	That funding is approved.
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<b>23. Coronation Park Basketball Court</b>			
<b>Total project cost</b>	£5,500	<b>CIL Request</b>	£5,500
Is the project on the Neighbourhood Fund List?	Yes		

Project summary: To provide free youth activities in this area and divert them from anti-social behaviour. This area attracts youths to gather and engage in anti-social behaviour and the provision of a small area for a mini basketball court will help to provide an alternative activity in the area.

<b>CIL Panel Recommendation</b>	That the funding is approved, subject to neighbour consultation being carried out regarding impact on residential amenity.
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<b>24. Springfield Youth Centre</b>			
<b>Total project cost</b>	£2,000	<b>CIL Request</b>	£2,000
Is the project on the Neighbourhood Fund List?	Yes		

Project summary: The funding would be used to contribute to the rent/hire of the premises for the use of the Springfield Parish Centre, for Springfield Youth Centre. The Youth Centre has been running since 2017 and has proved popular. It caters for 11 to 17 year olds and runs every Friday night. A contribution of £2,000 was awarded to the Youth Centre in the first round of funding.

<b>CIL Panel Recommendation</b>	That the funding is approved for one further year subject to the Youth Centre providing information regarding its plans to sustain the Youth Centre into the future.
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#### 4. Summary

4.1 Chelmsford City Council asked neighbourhood groups to submit project proposals to fund items from their neighbourhood fund lists. From this process, 24 project proposals were received.

4.2 The CIL Spending Panel has reviewed these 24 projects and has made recommendations on the allocation and spending of neighbourhood CIL monies, to be considered by Cabinet. The recommendations put forward to Cabinet by the CIL Spending Panel equate to £1,048,516 of neighbourhood CIL funding being allocated.

#### List of Appendices

Appendix 1 – Summary of Neighbourhood CIL Applications Received 2018/2019 funding round

#### Background Papers

Allocating and Spending CIL Governance Documents

## Appendix 1 – Summary of Neighbourhood CIL Application Received 2018/2019 funding round

Project	Neighbourhood	Description	Overall Cost	CIL Request	Recommendation
1. Langton Avenue - Community Centre	Central & North West	Joint submission between Central and North West Neighbourhood Groups for further funding to meet a funding shortfall to construct a new community centre, replacing an existing well-used building. £720,000 has been collected to date (previously approved Neighbourhood CIL of £100,000 + £620,000 raised by community). Construction of the building is well advanced. Current funds are deposited with the Essex Community Foundation.	£772,000	£52,000 (£47,000 Central, £5,000 North West)	Approve (subject to conditions)
2. Savernake Park – Scout Hut	Central	To install heating and windows at the Scout Hut located in Savernake Park, home of the Chelmsford 24 <sup>th</sup> Scout Group. The Scout Group/CCC would be responsible for managing and implementing this project.	£15,000	£15,000	Defer decision until further information is provided
3. Helping Hands – George Street	Central	To enable the relocation of the main premises of Helping Hands Essex to new premises in George Street to enable the relaunch of its core programme. Project to be managed by Helping Hands Essex.	£320,650 (£143,525 Year 1, £177,125 Year 2&3)	£71,500 (£30,500 Year 1, £20,500 Year 2&3)	Approve (subject to conditions)
4. Homeless Day Centre – New London Road	Central	To develop a day centre for use by street homeless people. Project to be managed and delivered by CHESS.	£650,000	£300,000	Approve (subject to conditions)
5. Sanctus, education provision – Broomfield Road	Central	To provide homelessness integration and education support from their existing premises on Broomfield Road. Project to be managed and delivered by Sanctus.	£10,000	£5,000	Approve (subject to conditions)

6. Sanctus, new premises – New Writtle Street	Central	To purchase a new property in order to provide greater services to homeless people, including counselling, mentoring and 1:1 sessions. Project to be managed and delivered by Sanctus.	£512,000	£170,000	Not approve
7. Sanctus, first floor refurbishment – Broomfield Road	Central	To refurbish the first floor of their existing premises in Broomfield Road to enable an expansion of service provision. Project to be managed and delivered by Sanctus.	£42,543	£28,543	Approve (subject to conditions)
8. Essex Pride – Central Park	Central	To support the funding and delivery of Essex Pride. Project to be managed and delivered by Essex Pride.	£60,000	£30,000	Not approve
9. CCTV – Admirals and Central Park	Central	To provide enhanced community safety for the public, pathway and new outdoor gym. To be managed and delivered by CCC. Ongoing revenue costs for maintenance will be met from within existing resources. Any replacement when the equipment comes to the end of its natural life will be considered through future funding rounds.	£30,000	£30,000	Approve (subject to conditions)
10. Lighting – Kings Road	Central	To upgrade lighting on the route that links Kings Road with Rainsford Road to reassure residents it is safe to use. To be managed and implemented by CCC.	£2,000	£2,000	Not approve
11. London Road Crossing – Widford	Central	To provide a pedestrian crossing bridge at London Road A1114.	£200,000+	£200,000	Not approve
12. North Avenue Youth Centre – defibrillator	Central	To provide a managed defibrillator in the local community and to provide for the training of its use. Project to be managed and implemented by NAYC/Christian Centre.	£3,500	£3,500	Approve (subject to conditions)
13. North Avenue Youth Centre – lighting and equipment	Central	To provide additional equipment and replacement lighting in the Centre. To be managed and implemented by NAYC.	£14,750	£14,750	Approve (subject to conditions)



14. Civil Enforcement Officers (Parking)	Central	To provide 2x Civil Enforcement Officers to cover the central area of the City Centre for 3 years. To be managed and implemented by South Essex Parking Partnership.	£162,000	£162,000	Not approve
15. Police Community Support Officers	Central	To provide 2 additional Police Community Support Officers for 2 years primarily in Marconi and Waterhouse Farm Wards. Managed by CCC and Essex Police.	£152,000	£152,000	Not approve
16. Tindal Square/Shire Hall pedestrianisation	Central	To pedestrianise the highway immediately outside Shire Hall. Managed and implemented by CCC in partnership with ECC.	£2.5 million	£500,000	Approve (subject to conditions)
17. Waterhouse Lane – Underpass	Central	To improve the flooding situation in the pedestrian underpass. Managed and implemented by CCC in partnership with ECC Highways.	£100,000+	£100,000	Not approve
18. Moulsham Lodge – MLCT Community Café, Gloucester Avenue	South	To re-fit kitchen and implement internal alterations to make it suitable for a more permanent and professional café. Managed and delivered by Moulsham Lodge Community Trust (MLCT).	£19,083	£9,583	Approve (subject to conditions)
19. Havengore - CCCTV	North East	To install CCTV to monitor the front of the shops and immediate surrounding area in Havengore. Managed and delivered by CCC. Ongoing revenue costs for maintenance will be met from within existing resources. Any replacement when the equipment comes to the end of its natural life will be considered through future funding rounds.	£6,380	£6,380	Approve (subject to conditions)
20. Torquay Road Springfield – CCTV	North East	To install CCTV to monitor the front of the shops and surrounding area in Torquay Road. Managed and delivered by CCC. Ongoing revenue costs for maintenance will be met from within existing resources. Any replacement when the equipment comes to the end of its natural life will be considered through future funding rounds	£6,380	£6,380	Approve (subject to conditions)

21. Byron Road - CCTV	North East	To install CCTV to monitor the front of the shops and area surrounding at Byron Road. Managed and delivered by CCC. Ongoing revenue costs for maintenance will be met from within existing resources. Any replacement when the equipment comes to the end of its natural life will be considered through future funding rounds.	£6,380	£6,380	Approve (subject to conditions)
22. Additional Targeted Police Patrols	North East	To pay Police overtime for enhanced policing activity to provide public reassurance and conduct additional intelligence gathering. Managed and delivered by CCC.	£7,000	£7,000	Approve
23. Coronation Park – Basketball Court	North East	To provide free youth activities in this area to help divert them from anti-social behaviour. Managed and delivered by CCC. Ongoing revenue costs for maintenance will be met from within existing resources. Any replacement when the equipment comes to the end of its natural life will be considered through future funding rounds	£5,500	£5,500	Approve (subject to conditions)
24. Springfield Youth Centre	North East	To contribute to the rent for use of the premises for the Youth Centre at the Parish Centre, Springfield.	£2,000	£2,000	Approve (subject to conditions)

## **CABINET**

**1 July 2019**

### **AGENDA ITEM 7.3**

<b>Subject</b>	CHELMSFORD DRAFT LOCAL PLAN – APPROVAL OF MAIN MODIFICATIONS FOR CONSULTATION
<b>Report by</b>	CABINET MEMBER FOR GREENER CHELMSFORD

**Enquiries contact:** Jeremy Potter – Spatial Planning Services Manager  
01245 606821 [jeremy.potter@chelmsford.gov.uk](mailto:jeremy.potter@chelmsford.gov.uk)

#### **Purpose**

This report seeks Cabinet to consider the Main Modifications to the Draft Chelmsford Local Plan, arising from the Independent Examination process, and recommend that Full Council approve these for public consultation.

#### **Options**

The following options are available to Cabinet:

- a) Agree the recommendations of the report with no amendments.
- b) Not agree the recommendations of the report and seek further modifications which will be subject to the agreement of the Planning Inspector appointed to examine the Chelmsford Draft Local Plan.

#### **Recommendation(s)**

1.	That Cabinet consider the Schedule of Main Modifications to the Pre-Submission Chelmsford Local Plan (Publication Draft) set out at <b>Appendix 3</b> and the consequential changes to the Policies Map set out at <b>Appendix 5a to 5d</b> and recommend to Full Council that they are published for public consultation.
2.	That Cabinet recommend to Full Council that the Director of Sustainable Communities and the Spatial Planning Services Manager are authorised to prepare and approve the necessary supporting statements, evidence and documentation which are required to enable and support the public consultation on the Main Modifications.

<b>Corporate Implications</b>	
Legal:	Compliance with Government requirements for the preparation of statutory Development Plan documents
Financial:	The preparation of a Local Plan is a major area of work, extending over a three-year period, and involves significant financial resources for Evidence Base preparation, Public Consultation, Sustainability Appraisal work, legal fees and Examination by the Planning Inspectorate. Current work is being met from the approved Budget for 2018/19.
Personnel:	None
Risk Management:	Potential risk of lack of sufficient housing land supply and potential Government intervention if the City Council does not progress a new Local Plan.
Equalities and Diversity	An Equality and Diversity Impact Assessment has been undertaken for the Council's emerging new Local Plan.
Health and Safety:	None
IT:	None
Other:	None

<b>Consultees</b>	This report has been prepared following consultation with other Directorates within the City Council and Essex County Council as a principal partner in this work.
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### **Policies and Strategies**

The report takes into account the following policies and strategies of the Council:

#### Local Development Framework (LDF) Documents

Core Strategy and Development Control Policies - Adopted DPD  
 Focused Review of Core Strategy and Development Control Policies – Adopted DPD  
 Chelmsford Town Centre Area Action Plan - Adopted DPD  
 North Chelmsford Area Action Plan – Adopted DPD  
 Site Allocations Development Plan Document – Adopted DPD  
 Planning Obligations SPD – Adopted SPD  
 Duty to Co-operate Strategy – Adopted Strategy  
 Statement of Community Involvement – Adopted and Draft Documents  
 Local Development Scheme – Adopted Document

The Chelmsford Local Development Framework takes into account all published strategies of the City Council, together with the Sustainable Community Strategy published by The Chelmsford Partnership.

## 1. Introduction

- 1.1 This report is seeking the approval of Cabinet to recommend to Full Council that the Council publish for public consultation the Main Modifications to the Chelmsford Draft Local Plan (Local Plan for short).
- 1.2 At its meeting on the 6 June 2019, the Council's Chelmsford Policy Board considered a report that provided an update on the preparation of the Local Plan. The Board agreed the process for confirming the Main Modifications to the Local Plan and set out several matters that should be addressed in this report to Cabinet.

## 2 Context

- 2.1 The Local Plan is the statutory development plan, which sets out a spatial strategy for accommodating future development growth alongside the planning policies used to determine planning applications.
- 2.2 The Local Plan covers the period 2013-2036 and on adoption will replace the Council's adopted development plan documents contained within the Local Development Framework (LDF). The Local Plan allocations meets the need for 805 new homes and 725 new jobs per year which provides a good alignment of new homes and jobs. To keep the Local Plan up-to-date, there is a requirement for it to be reviewed within five years of its adoption.
- 2.3 As the Local Plan was submitted before 24 January 2019, it is being examined against the requirements of the National Planning Policy Framework (NPPF) 2012 as part of the Government's transitional arrangements.

## 3 Independent Examination of the Local Plan

- 3.1 Following three rounds of formal public consultation in the period 2015-18 and the agreement of Full Council at a special meeting on 19 June 2018, the Local Plan was submitted to the Secretary of State for independent examination on 30 June 2018. The Local Plan underwent three weeks of formal hearing sessions led by a Planning Inspector which concluded in December 2018.
- 3.2 Prior to the start of the examination hearing sessions, the Council made a formal request to the Inspector under section 20(7C) of the Planning and Compulsory Purchase Act 2004, that Main Modifications can be considered if they are required to make the Local Plan sound<sup>1</sup> and capable of adoption.
- 3.3 The documents submitted for Examination included the Local Plan itself (SD001) (which can be found at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/>) as well as a draft schedule of proposed Main and Additional Modifications (SD002 and SD003 which can be found under the 'Submission documents' tab at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/>).

<sup>1</sup> Soundness is defined at paragraph 182 of the National Planning Policy Framework (2012) as the Local Plan submitted before 24 January 2019.

- 3.4 Following the hearings, the Planning Inspector issued a Post-Hearing Advice Note in February 2019. In this advice note, the Inspector reached an interim conclusion that, subject to making necessary main modifications which she has identified, the Local Plan could be found 'sound'. The three key identified issues related to soundness were as follows:
- Remove criterion with Policy HO3 that limits new or extended Gypsy and Traveller and Travelling Showpeople sites to 10 pitches/plots;
  - Delete any reference to alterations to Green Belt boundaries, however minor or limited and amend the Policies Map accordingly;
  - Remove reference to Green Wedges being 'valued landscapes' in the context of paragraph 109 of the National Planning Policy Framework (NPPF) 2012 and remove the new Green Corridor notation.
- 3.5 Under the delegation granted by Full Council when the Local Plan was submitted for independent examination in June 2018, the Director of Sustainable Communities provided the Council's response to the Post Hearing Advice Note. This response confirmed that the Council would accept the Main Modifications to the Local Plan to make it 'sound' as identified by the Inspector. The Inspector's Post Hearing Advice Note and the Council's response are attached at **Appendix 1** and **Appendix 2** of this report.
- 3.6 There were also further Main Modifications identified by the Planning Inspector at the hearings which mainly comprise detailed policy wording which are also required for reasons of 'soundness'. These include the amended legal requirement to have a strategy in place that mitigates the impacts of new development on internationally protected wildlife sites on the Essex coast.
- 3.7 Main Modifications can only be proposed if they are required to make the Local Plan 'sound' and the issue should have already been discussed at the examination hearing sessions. Main modifications, where relevant, should also be shown on the policies map which accurately illustrates geographically the application of the policies within the Local Plan.
- 3.8 Other minor modifications, such as typographic errors and numbering changes are categorised as Additional Modifications which are not the subject of public consultation. However, it is good practice that they are published alongside the consultation on Main Modifications as a supporting document.
- 3.9 The proposed Schedules of Main Modifications, Additional Modifications and subsequent Mapping Changes are attached at **Appendices 3, 4 and 5**. It should be noted that these schedules supersede all previously published versions of the modifications schedules (SD002 and SD003) submitted as part of the Examination. All schedules should be read alongside the Pre-Submission version of the Local Plan (found at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/>) which is the version of the Local Plan they are seeking modifications to.

#### 4 Matters arising from the Chelmsford Policy Board

- 4.1 Several key matters were raised by the Chelmsford Policy Board at its meeting on 6 June 2019 to be considered by Cabinet. These are set out below.

##### **Mix of Dwelling Types and Sizes**

- 4.2 The Board raised the issue of ensuring new residential development has an appropriate mix of types and sizes of new homes.
- 4.3 The Local Plan contains Policy HO1 – Size and Type of Housing. This policy requires that all new development over 10 dwellings provide an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities. The reasoned justification of Policy HO1 provides an indicative mix of different sized homes which is informed by the Council's Strategic Housing Market Assessment (SHMA). This shows the greatest need is for two and three bedroom properties.
- 4.4 Policy HO1 (as amended by Main Modification MM65) also requires that half of new dwellings in new development over 10 dwellings are required to meet the optional higher Building Regulations to be accessible and adaptable. In addition, 5% of dwellings in new developments over 30 dwellings should be provided as self-build or custom build.
- 4.5 Policy HO2 – Affordable Housing and Rural Exception Sites of the Local Plan, sets out the requirement for 35% of new dwellings on sites of 11 or more homes and allows for small unallocated sites for rural affordable housing to come forward adjacent to Defined Settlements as an exception to the prevailing planning policy of constraint.
- 4.6 It is the Officers' view that the Local Plan provides a robust and evidence-based policy approach to ensure that new development contains a mix of dwelling types and sizes. The Council is producing a Planning Obligations Supplementary Planning Document (SPD) which will provide more detail on the implementation of relevant elements of these policies.
- 4.7 It is the Officers' view that the current plan and policies provide the appropriate means to address these concerns and accordingly recommend that no further modifications to the Local Plan are necessary in this regard.

##### **Viability Assessments**

- 4.8 The Board raised concern that following the adoption of the Local Plan, developers would be able to challenge the viability of new developments which could result in lower levels of affordable housing being achieved on sites.
- 4.9 The Local Plan has been subject to a viability assessment. This assessment demonstrates that the sites allocated for new development are viable, taking into account the cost of site infrastructure, planning policy and Section 106 requirements and the current rate of Community Infrastructure Levy (CIL).
- 4.10 The Government's Planning Practice Guidance (PPG) which supports the implementation of the NPPF states that where up-to-date planning policies in Local Plans have set out the policy requirements and level of contributions, then sites that are fully policy compliant should be assumed viable. Therefore, the

assumption is that new development proposals are viable and there is no need for any separate viability assessment. This is a relatively recent change which has been introduced. If viability assessments are submitted with planning applications, the weight to be given to them is a matter for the decision maker having regard to all the circumstances in the case.

- 4.11 At the examination hearing sessions, a number of participants representing developers and landowners sought a modification to the Local Plan's affordable housing policy (Policy HO2) to add the text 'where viable' after the 35% requirement. Officers have resisted this additional text for the reasons set out above and the Inspector has not recommended a Main Modification in this regard.
- 4.12 It is the Officers' view that the current plan and policies provide the appropriate means to address these concerns and accordingly recommend that no further modifications to the Local Plan are necessary in this regard.

### **Ground Floor Uses in Mixed-Use Developments**

- 4.13 The Board raised the issue that ground floor commercial units in mixed use residential developments are difficult to let and remain empty for long periods.
- 4.14 Although, the policies of the Local Plan support mixed use development and promote active ground floor frontages, these frontages are limited to the main shopping and commercial areas within the City, Town and Neighbourhood areas as shown on the Policies Map. In other areas, development proposals will be considered on their individual merit.
- 4.15 It is the Officers' view that the current plan and policies provide the appropriate means to address these concerns and accordingly recommend that no further modifications to the Local Plan are necessary in this regard.

### **Infrastructure Phasing**

- 4.16 The scope for influencing the optimum phasing of infrastructure was queried by the Board.
- 4.17 The NPPF places the provision of infrastructure at the heart of the planning process. The Local Plan includes two strategic policies (Policies S11 and S12) which address the infrastructure requirements required to support the delivery of the Local Plan. Each of the specific site allocation policies also cover the detailed infrastructure required to deliver each of the development allocations.
- 4.18 Section 106 agreements dictate the timing of infrastructure provision. The Infrastructure Delivery Plan (IDP) which supports infrastructure requirements set out within the Local Plan is a 'living document' which is regularly reviewed and updated to ensure the necessary infrastructure continues to be identified and can then be delivered through the Local Plan site allocations and future planning applications.
- 4.19 It is the Officers' view that the current plan and policies provide the appropriate means to address these concerns and accordingly recommend that no further modifications to the Local Plan are necessary in this regard.



### **Public Interest as a planning consideration**

- 4.20 The Board raised the issue of how far the public interest is a planning consideration when the Council is considering the detail of planning proposals and masterplans.
- 4.21 When adopted the Local Plan is the legal starting point for all planning decision-making. Public interest can be a material consideration that can be considered in the overall balance when decisions are made. However, the Local Plan has been subject to extensive public consultation and is in the process of independent examination. The process of balancing competing needs and demands with the overall public interest in mind is at the heart of producing a Local Plan.
- 4.22 It is the Officers' view that the current plan and policies provide the appropriate means to address these concerns and accordingly recommend that no further modifications to the Local Plan are necessary in this regard.

### **Improvements to Waterways**

- 4.23 The Board raised the new administration's desire to make the most of the waterways across Chelmsford's administrative area to help improve residents' health and wellbeing and provide attractive developments that embrace the value of the waterways.
- 4.24 The Local Plan recognises the importance of the river valleys and waterways as corridors of movement for people and wildlife and provides an attractive setting for new developments. In Chelmsford City Centre, where there is an interface between the waterways and proposed new development at Chelmer Waterside, Policy SGS1a makes specific reference to improvements to the Chelmer and Blackwater Navigation waterway infrastructure.
- 4.25 It is the Officers' view that the current plan and policies provide the appropriate means to address these concerns and accordingly recommend that no further modifications to the Local Plan are necessary in this regard.

### **Energy Efficiency and Renewables**

- 4.26 The Board enquired how the Local Plan addressed optimal energy consumption and the use of renewable energy.
- 4.27 Throughout the Local Plan a number of policies promote sustainability in its widest sense. Most notably, in respect of the sustainable construction of new buildings, Policy MP3 requires all buildings to incorporate design features that reduce emissions and promote the use of natural resources, increase water efficiency and provide electric vehicle charging (EV) charging points to serve all new dwellings and non-residential buildings.
- 4.28 Non-residential developments more than 500sqm are required to achieve a minimum BREEAM rating of 'Very Good'. Policy MP3 of the submitted Local Plan sought for a further CO<sup>2</sup> reduction of 10% on top of Building Regulations for non-residential buildings. A Main Modification is proposed (MM84 in **Appendix 3**) which removes this requirement from Policy MP3. This is because the policy requirement to achieve BREEAM rating 'Very Good' achieves more than 10% reduction which makes this requirement unnecessary and contradictory.

- 4.29 Officers have investigated the option of increasing energy efficiency beyond Building Regulations for residential buildings and have consulted with other Councils on this matter. National planning policy is clear that local planning policies should not impose additional requirements on dwellings covering energy efficiency.
- 4.30 Officers have investigated a modification to require additional on-site renewable energy measures on dwellings in Policy MP3. Policy MP3 already sets out that all new dwellings should incorporate sustainable design features to reduce both CO<sup>2</sup> and NO<sup>2</sup> and the use of natural resources. The Council will be updating its Making Places SPD which will provide further guidance on how these measures can be achieved.
- 4.31 Adding any further policy requirements on residential development was not an issue that was raised or discussed as part of the examination hearing sessions. Furthermore, any such further requirements do not have an accompanying evidence base nor has the additional cost been tested through the Council's viability assessments of the Local Plan. Therefore, it is the Officers' view that further requirements could not be treated as a Main Modification to the Local Plan.
- 4.32 It is the Officers' view that the current plan and policies provide the appropriate means to address these concerns and accordingly recommend that no further modifications to the Local Plan are necessary in this regard.

### **Building Heights**

- 4.33 The Board questioned whether there were adequate requirements on setting building heights within developments.
- 4.34 Outside the City Centre, the Local Plan does not contain a policy which specifies an upper or lower limit on building heights. Relevant planning and design policies within the Local Plan and an assessment of the impact of new development on the locality give the Council some control over the height of development, but it will also need to consider the recent relaxation of permitted development controls over extensions to existing buildings.
- 4.35 It is the Officers' view that the current plan and policies provide the appropriate means to address these concerns and accordingly recommend that no further modifications to the Local Plan are necessary in this regard.

### **Removal of Site SGS 1c Land North of Gloucester Avenue (John Shennan)**

- 4.36 The Board questioned the suitability of the inclusion of Site SGS 1c Land North of Gloucester Avenue (the John Shennan playing field) due to the loss of open space in this locality. They questioned whether the Council could remove the site from the Local Plan without affecting its soundness and if this could be accommodated within the buffer for housing provision within the Plan.
- 4.37 The Local Plan recognises that there are some deficiencies in open space within this locality but that the development of this site could lead to increased quality of open space in the area. However, if the Council as landowner no longer wish to see the site allocated for development within the Local Plan, it is the Officers view that the site can be removed without affecting the soundness of the Local Plan and still retain a sufficient buffer for housing provision.

- 4.38 Development of this site would also provide an Early Years and Childcare nursery (EYC). Essex County Council as Education Authority have confirmed that EYC provision will continue to be sought through the use of Section 106 and CIL contributions from other development sites, expansion of existing facilities, and through new site opportunities where they arise.
- 4.39 For any development site to be included within the Local Plan it must be available for development and have a landowner who supports its redevelopment in order for it to be considered as a deliverable. The new administration at the Council has made clear that the site is now not available for development. Therefore, a Main Modifications to remove the site allocation from the Local Plan is proposed (MM21 within **Appendix 3**).

## 5 The Main Modifications

- 5.1 The Schedule of Main and subsequent changes to the policies map are attached and **Appendix 3 and 5**. Although, not subject to consultation the Schedule of Additional Modifications are set out at **Appendix 4**. A summary of the key proposed modifications is summarised below.

### **Plan-wide Modifications**

- 5.2
- The Green Corridors have been removed from the Local Plan in their entirety. This includes their removal from all Policies and the Policies Map.
  - All Green Belt boundaries on the Policies Map amended to reflect the existing boundaries within the current LDF.

### **Strategic Policy Modifications**

- 5.3
- Amendments to the Spatial Principles (Policy S1)
  - Deletion of Policy S2 and S4
  - Additional requirements added to Policy S6 to ensure greater environmental protection measures are in place
  - Amendments to Policy S15 to reflect the new Standard Methodology to calculating housing need
  - Re-write of Policy S13 to condense the 'countryside' policies to reflect the removal of Green Corridors and the removal of any Green Belt boundary changes.

### **Site Allocations**

- 5.4
- Additional requirement added to appropriate site policies to ensure contributions towards the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) are collected
  - Deletion of SGS 1b and 1c (Essex Police HQ and John Shennan field)
  - Amendment to site 1d (Former St Peters College) to clarify the contributions required to sport, leisure and recreation facilities
  - Amendments to the policy text and map notations to define the outer boundaries of SGS 2, 4 and 5a
  - Amendments to site 4 to include the removal of a requirement to safeguard the existing golf course and open space notation, new text in respect of approved plans relating to the Greater Beaulieu development currently under construction.

## Development Management Policies

- 5.5
- Deletion of Policy CO1 (Countryside Policy) which is now merged with Policy S13
  - Expansion of Policy NE1 to ensure, where appropriate contributions towards the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) are collected
  - Expansion of Policy MP3 to include specific requirements in respect of EV charging points
  - Policy MP7 (provision of broadband) deleted.

## Appendices to the Local Plan

- 5.6
- Deletion of Appendix D which carried forward elements of the existing NCAAP relating to the development of Greater Beaulieu Park. These are no longer needed as are covered by approved parameter plans which are now referred to in the Policy for SGS 4.
  - Additional appendix added to list the documents and policies which the new Local Plan will supersede once adopted.

## 6 Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA)

- 6.1
- There is a requirement for the Main Modifications to be the subject to SA and HRA. This has been undertaken by independent consultants Wood Environment and Infrastructure Solutions through new addendums to the original assessment submitted for examination alongside the Local Plan. The accompanying addendums to each document have subsequently been updated to reflect the proposed modifications to the Local Plan and supersede the previous addendums. The updated reports can be found at **Appendix 6** and **Appendix 7**.
- 6.2
- Both documents have considered the Main Modifications and whether the proposed changes alter the conclusions of the original SA and HRA.

### Sustainability Appraisal (SA)

- 6.3
- To ensure that the Local Plan takes into account sustainability considerations, and to meet the Council's responsibilities under the SEA Directive, the updated Sustainability Appraisal (SA) addendum report has been prepared to screen and, where necessary, appraise, the Council's proposed Main Modifications to the draft Local Plan in order to update the 2018 SA Report.
- 6.4
- Within this addendum report the following components of the draft Local Plan, assessed as part of the 2018 SA Report (SD004 which can be found under the 'Submission documents' tab at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/>) have been re-appraised as appropriate in order to take into account those proposed modifications judged to be significant:
- the quantum of growth to be provided over the plan period (development requirements) and the distribution of that growth (the Spatial Strategy);
  - site allocations to deliver the development requirements across the three Growth Areas identified in the draft Local Plan; and
  - Local Plan policies including development requirements for proposed site allocations contained in Chapter 7 of the draft Local Plan.

- 6.5 No additional significant adverse effects have been identified through the appraisal of the proposed modifications. In a number of instances, however, the proposed modifications have been found to enhance a positive effect that was already identified as a significant positive effect. Modifications to the site specific policies contained in Chapter 7 of the draft Local Plan in particular have been found to enhance the performance of the policies when assessed against the SA objectives, particularly with regard to: biodiversity (SA Objective 1), reflecting the requirements for proposals to contribute towards mitigation identified in the Essex RAMS and the inclusion of further mitigation in respect of SSSIs in the City Area; water (SA Objective 8), due to requirements for waste water treatment provision in respect of sites at Great Leighs; and cultural heritage (SA Objective 13), due to the inclusion of reference to the conservation and enhancement of designated assets and/or specific heritage assets.
- 6.6 The Inspector had requested that the SA should consider whether the removal of Green Corridors from the Local Plan “would make any difference to the SA findings”. Section 3 of the report has demonstrated that the removal of Green Corridors does not affect the findings of the 2018 SA Report in terms of the cumulative effects of the draft Local Plan when assessed against the SA objectives, although there are some minor changes to the cumulative effects of the relevant subsection of the draft Local Plan. Overall, the changes do not affect the strong protection given to (inter alia) the Green Belt, Green Wedge and the Rural Area and no development is proposed in the areas formerly designated as Green Corridors.
- 6.7 Overall, the updated appraisal has confirmed that the conclusions of the 2018 SA Report (Section 6.1) remain valid in 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.”*

### **Habitats Regulations Assessment (HRA)**

- 6.8 The updated Habitats Regulations Assessment (HRA) addendum summarises the review process and its findings and sets out the proposed conclusions of the HRA process. It does not repeat the baseline or assessments set out in the main HRA report, and should therefore be read in conjunction with the original HRA report (SD006 which can be found under the ‘Submission documents’ tab at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/>). The proposed modifications have been reviewed to determine whether they would:

- lead to any new effects on any European sites (alone or in combination) that have not been considered by the HRA to date; or
- alter the magnitude (etc.) of any effects previously considered through the HRA, such that the proposed conclusions of the HRA (see Section 9 of the main report) are no longer valid.

6.9 The review also considers any new evidence that has become available since the examination hearings took place. The proposed modifications to the draft Local Plan do not affect the HRA conclusions outlined in the main HRA report, i.e.

- most aspects of the Local Plan will have no significant effects on any European sites, alone or in combination due to the absence of effect pathways; and
- where effect pathways exist, 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.

6.10 Therefore, additional assessment of the modifications against the Habitats Regulations is not required. It will remain necessary to review any further changes that are made to the Local Plan prior to adoption in order to ensure that the HRA conclusions remain robust, and a formal assessment conclusion against the requirements of Regulation 105 will be made on adoption; however, the current conclusion of the HRA process is that the Local Plan will have no adverse effects on the integrity of any European sites as a result of its implementation.

## 7 Consultation on the Modifications

7.1 After they are agreed, the next step is for the Schedules of Main Modifications and the subsequent Schedule of Policies Map changes to be published for consultation, to commence as soon as practicable. As part of this consultation the Schedule of Additional Modifications will also be published for information.

7.2 Effectively the Main Modifications consultation is a technical process on behalf of the Inspector which is undertaken by the Council. As such, Officers are not proposing to undertake consultation or engagement activities that took place before the Local Plan was submitted for examination. Ultimately it will be the Inspector who considers all the representations received to the consultation and who makes any further recommended modifications as a result.

7.3 All necessary statutory bodies and members of the public on the Local Plan consultation database will be notified of the consultation. The statutory consultation period is six weeks, but Officers propose to run the consultation from 1 August to 19 September. This would exceed the statutory six-week period which allows some additional time to take account of summer holidays for both staff to launch the consultation and consultees to respond. Pre-consultation communications will also be undertaken to provide advanced warning of the consultation period.

7.4 The timeframe would then allow the Inspector sufficient time to consider the representations received and incorporate her findings within her final report on the examination of the Local Plan. Subject to the Inspector's overall findings, Officers anticipate that the Local Plan could be adopted in late 2019.

## 8 Conclusion

- 8.1 The Local Plan provides an up-to-date statutory planning framework for all future planning decisions in Chelmsford. It has been the subject of extensive and wide-ranging consultation and independent examination over the past three years. Consultation on the Main Modifications is the final stage in this process to allow the Council to receive the Inspector's final report and for the Council to adopt the Local Plan.

### List of Appendices

**Appendix 1** – Inspector's Post Hearing Advice Note

**Appendix 2** – Council's response to Inspectors Post Hearing Advice Note

**Appendix 3** – Schedule of Main Modifications

**Appendix 4** – Schedule of Additional Modifications

**Appendix 5a** – Schedule of Policies Map changes

**Appendix 5b** – Policies Map change PM1 (electronic copy only)

**Appendix 5c** – Policies Map change PM2 (electronic copy only)

**Appendix 5d** – Policies Map changes PM3 to PM47 (electronic copy only)

**Appendix 6** – SA Report Addendum – June 2019 (electronic copy only)

**Appendix 7** – HRA Addendum – June 2019 (electronic copy only)

### Background Papers

- Pre-Submission Chelmsford Local Plan (Publication Draft) and Policies Map – January 2018
- Chelmsford adopted Local Development Framework Development Plan Documents (2008-2013)
- Development Policy Committee Agenda and Minutes - 7 June 2018
- Cabinet Agenda and Minutes – 13 June 2018
- Full Council Agenda and Minutes – 19 June 2018
- Chelmsford Policy Board Agenda and Draft Minutes – 6 June 2019
- Procedural Practice in the Examination of Local Plans – The Planning Inspectorate - June 2016 (4<sup>th</sup> Edition v.1)
- National Planning Policy Framework (2012) and (2019)
- Chelmsford Strategic Housing Market Assessment (2015)
- Essex Recreational Avoidance Mitigation Strategy – RAMs (2019)
- SA and HRA Appraisal Reports for each stage of Local Plan production
- National Planning Practice Guidance (2014-2019)
- The Town and Country Planning (Local Planning) (England) Regulations 2012

# APPENDIX 1

## Examination into the soundness of the Chelmsford Local Plan

### Inspector's Post Hearing Advice

#### Introduction

1. At this stage I consider that the Local Plan (LP) is a plan which could be found sound subject to main modifications (MMs). However, I have reached no final conclusions at this time. The MMs will be subject to consultation and I will reach my final conclusions taking representations into account.
2. During the hearing sessions a number of potential MMs were discussed and a list has been maintained by the Council. I will be commenting on this list in due course. In addition I indicated at the hearings that there were matters on which I would need to deliberate before I would be in a position to advise the Council as to whether any additional work or further MMs should be considered. This letter provides my views on those matters where I consider further MMs are necessary. It also sets out next steps and the administrative arrangements relating to all potential MMs.
3. I am only seeking comments from the Council on the contents of this letter and am not inviting any other responses. Any received by the Programme Officer will be immediately returned. I will detail my reasoning on all the main issues in my final report on the LP.

#### Further main modifications

##### *Gypsy, traveller and travelling showpeople sites*

4. Policy HO3 criterion A) iii requires that when considering planning applications for gypsy, traveller and travelling showpeople accommodation '*the capacity of the site does not exceed 10 pitches or plots*'. In relation to the sub-division of sites criterion B) iv states that this will be permitted if it '*does not result in a total of more than 10 pitches on a site*'. As discussed within the hearings I questioned this 10 pitch/plots restriction.
5. National planning policy for traveller sites requires that criteria based policies should be fair and effective in facilitating the traditional and nomadic life of travellers while respecting the interests of the settled community. The available evidence does not adequately demonstrate why sites should be restricted to 10 pitches or plots. Furthermore, the policy contains other criteria against which impact and scale of any proposals could be considered. For these reasons, and given the lack of evidence, criterion A) iii and B) iv are not justified and should be deleted.



### *Green belt*

6. Paragraph 6.77 of the LP states that '*only minor and limited alterations to the green belt boundary are proposed*'. If changes are to be made to the green belt boundary, exceptional circumstances must be demonstrated. No such evidence is before me. Consequently, this wording must be deleted from the LP and set out as a MM. In addition, the green belt boundary alterations must be deleted from the policies map and set out in the proposed policies map changes document, including in map form. The Council may also wish to consider whether this results in the need for any further consequential changes to the LP or policies map.

### *Green wedges, green corridors and valued landscapes*

7. I have considered the evidence base for the designation of green wedges and green corridors within the LP and their identification as valued landscapes.
8. In the case of green wedges the LP seeks to protect and enhance them for their openness and function as important green networks within and adjacent to the urban environment. Though set out in evidence and referred to by the Council in the hearings, their important role in preventing coalescence of urban areas is not made explicitly clear within relevant policies or the supporting text. Consequently, the Council should amend these to include this purpose, to ensure that the green wedge designation is clear and effective. This should be set out as a MM.
9. The Council has confirmed that the valued landscapes reference in the LP is in the context of paragraph 109 of the National Planning Policy Framework (the Framework). I recognise that the river valleys within and beyond the urban areas are important landscape and environmental features within the Chelmsford area, have a predominantly high sensitivity to change as set out within the Landscape Character Assessment (EB099) and are of value to local communities. However, this does not necessarily mean that they are valued landscapes in the context of the Framework.
10. Whilst I accept that the Framework does not prescribe how valued landscapes should be defined, an assessment, using suitable landscape and visual impact criteria, is a useful way of considering and demonstrating value. I note that the consultants who produced the Green Wedges and Green Corridors Review Report (EB094A and EB094B) were not tasked with assessing whether these areas are valued landscapes. No other assessment of these or any other landscape areas within the plan area has been carried out. Due to the lack of evidence, the valued landscape designation within the LP for both green wedges and green corridors is not justified.

11. As regards the green corridors, the available evidence does not adequately demonstrate why these areas require a separate landscape designation, and why they have been specifically identified when compared to the surrounding landscape. The purpose and function of these designations within the LP is not entirely clear, particularly when combined with my concerns about lack of justification for their identification as valued landscapes. Furthermore, these areas are within the open countryside and are already covered by either green belt or rural area designations. Some of the areas are also protected for their value for ecology and wildlife, heritage, and functional requirements including flood zones.

12. Consequently, in relation to my above concerns I suggest that the Council has two options:

Option 1 - To delete the green corridor designations and valued landscape references within the LP. The Council should carefully consider any implications of these changes for other relevant policies within the LP. These changes should be set out as MMs. In addition, changes to the submission policies map should be set out in a separate schedule, to include maps, as this will need to be consulted on alongside the MMs.

Option 2 - To re-visit the green corridor evidence and designations now and produce an assessment on valued landscapes. This would require a pause of the examination until the additional work and consultation on it is completed. It may also be necessary to hear evidence on these matters at a further hearing session. Inevitably this would result in a delay to the examination.

13. If the Council decides to pursue option 1, it would be able to re-visit these issues when it next updates the plan.

### *Sustainability appraisal*

14. The sustainability appraisal (SA) refers to green corridor designations as a reason for rejecting development. Should the green corridors be removed from the LP it may be necessary to consider whether this would make any difference to the SA findings. Whilst the actual landscape attributes and effects of development on landscapes would be the same, it is not clear what affect, if any, the removal of this designation would have on such factors as the weighting to be given to protection from development? The Council may wish to consider this matter further.

15. The Council should also satisfy themselves that they have met the requirements for SA in relation to the other potential MMs, as appropriate. I will need to see a draft of any SA addendum or update and may have comments on it. This should be published as part of the future MMs public consultation.

#### Next steps

16. The Council should now consider their options in relation to green corridors and valued landscapes and inform me of their decision by **22 February 2019**. If option 2 is chosen, then details of the work required and timescales necessary to undertake the additional work should be clearly set out in a work programme. This should be submitted to me through the Programme Officer by the above date.
17. If the option to remove the green corridor designations and valued landscape references is chosen, the Council should prepare the further MMs highlighted in this letter and incorporate them into a consolidated schedule of all the potential MMs. The Council should also consider the need for any consequential changes to the LP and from the submission policies map that might be required in connection with any potential MMs. Any changes to the submission policies map should be set out in a separate schedule, including in map form.
18. I will need to see the draft MM schedule and may have further comments on it. I will also need to agree the final version along with any proposed map changes before these are made available for public consultation. For clarity and to avoid an excessive number of MMs, it is best to group all the changes to a single policy together with any consequential changes to the supporting text as one MM wherever possible.
19. The Council has proposed some other changes to the LP. Except for those I consider should be defined as potential MMs, any other changes which are not necessary for soundness are *additional modifications* and are a matter solely for the Council. I will advise the Council which of the changes they have advanced are actually AMs in due course. If the Council intends to publicise or consult on them it should be made clear that such changes are not a matter for me to consider. Furthermore, the MMs are put forward without prejudice to my final conclusions.
20. The general expectation is that issues raised on the consultation of the draft MMs will be considered through the written representations process and further hearing sessions will only be scheduled exceptionally.

21. I look forward to receiving the Council's response by **22 February 2019**.

If there are any queries or matters that require clarification, please contact me through the Programme Officer.

*Yvonne Wright, Planning Inspector*

*8 February 2019*

## APPENDIX 2



Yvonne Wright - Planning Inspector

Director of Sustainable Communities  
Civic Centre  
Duke Street  
Chelmsford  
Essex,  
CM1 1JE

21 February 2019

Dear Madam Inspector

### **Response to Inspectors Post Hearing Advice Letter (PHAL)**

Further to your PHAL dated 8 February 2019, I write to advise that the Council has considered the contents of the letter and agreed the following actions in respect of the further Main Modifications identified.

#### Gypsy, Traveller and Travelling Showpeople Sites

It is agreed that criterion A) iii and B) iv of Policy HO3, which limit new or extended Gypsy, Traveller and Travelling Showpeople sites to a maximum of 10 pitches/plots, should be removed as there is currently not sufficient evidence to support this requirement, however the Council agrees the policy contains other criteria against which the impact and scale of proposals could be considered. The Council will add this change to the draft Main Modification Schedule for your consideration.

#### Green Belt

The wording '*only minor and limited alterations to the green belt boundary are proposed*' which appears in paragraph 6.77 of the Local Plan will be amended to make clear that no alterations to the Green Belt boundaries are proposed. To ensure the policy boundaries are co-terminus, it is proposed that the amendments to the Urban Area and Defined Settlement boundaries set out on the Submission Policies Map where they adjoin the Green Belt and have resulted in a consequential change to the Green Belt boundary, revert to the boundaries on the Site Allocations DPD Proposals Map adopted in 2012. These proposed Main Modifications ensure that the Green Belt boundaries also revert to those adopted on the Site Allocations DPD Proposals Map. The Council will add this change to the draft Main Modification Schedule and include consequential mapping changes within the Policies Map Modification Schedule for your consideration.

#### Green Wedges, Green Corridors and Valued Landscapes

In accordance with Option 1, Green Corridors will be removed from the Plan as a designation, and reference to Green Wedges being considered as 'valued landscapes' will be deleted. The Council will add these changes and any consequential modifications to the draft Main Modification Schedule and also include consequential mapping changes within the Policies Map Modification Schedule for your consideration.

### Sustainability Appraisal (SA)

The Council's consultant will update the SA to re-assess the impact of all the main modifications. The SA update will be undertaken once the full scope of the main modifications is agreed. Once complete, the Council will make the draft SA update available for your consideration.

### Next Steps

In accordance with your advice the Council are in the process of assessing the implications the above changes have on the policies, designations and maps contained within the Local Plan. These will be reflected in the main modifications, additional modifications, and policies map schedules which will be submitted to you in draft for your agreement in due course

For your information, it is the Council's intention to publish the additional modifications and policies map schedule of changes alongside the main modifications consultation as it aids clarity. It will however be made clear that these are not the subject of consultation and are not for your consideration.

I trust this approach is acceptable to you.

Yours sincerely

David Green  
Director of Sustainable Communities

### DRAFT Schedule of Proposed Main Modification

The Inspector is examining the Chelmsford City Council Local Plan as submitted by the Council on 29 June 2018. However, there are further opportunities to make changes during the Examination process, before the Local Plan is adopted. Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011) modifications are either classified as "main" or "additional" modifications.

“Main Modifications” are required to resolve issues in order to make the Local Plan sound (paragraph 182 of the Framework) or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the Plan to be adopted. Main Modifications are therefore significant changes that have an impact on the implementation of a policy.

“Additional Modifications” are of a more minor nature and do not materially affect the policies set out in the Chelmsford Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.

This schedule sets out Main Modifications proposed by the Council. It will be the subject of consultation from 1 August to 19 September 2019. The Inspector will take into account the responses to the consultation before finally concluding whether or not a change along the lines of the modifications is required to make the plan sound. These proposed Main Modifications are put forward without prejudice to the Inspector’s final conclusions on the Local Plan.

A separate Schedule has been produced for the Proposed Additional Modifications. In addition, a further separate Schedule of Proposed Modifications to the Policies Map to reflect some of the Main Modifications proposed in this schedule has been prepared. This includes the changes in map form.

New text is shown as underlined. Deleted text is shown as ~~strike through~~. Actions are shown in *italic*.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
MM1	1.5	<p><i>Amend para 1.5:</i> This <del>new</del> Local Plan will outline the strategic priorities and long-term vision for Chelmsford and identify locations for delivering housing and other strategic development needs such as employment, retail, leisure, community and transport development. It contains a Spatial Strategy to deliver this vision. This <del>will</del> <u>Plan sets</u> out the amount and location of new development, and how places will change and be shaped throughout the Local Plan period and beyond.</p> <p><i>Add to end of para 1.5:</i> <u>The Local Plan together with the adopted Minerals and Waste Local Plans and any adopted Neighbourhood Plans form the development plan for the area. Planning applications will be determined against the Development Plan, unless material considerations deem otherwise. The Local Plan policies should be read as a whole and alongside the National Planning Policy Framework (NPPF).</u></p> <p><u>The Local Plan supersedes previous Development Plan Documents and Policies. A schedule of these is included at Appendix # of this document.</u></p> <p><u>The Local Plan includes site allocation policies for future development including Strategic Growth Sites and Growth Sites. All site allocation policies within the Local Plan are also classified as Strategic Policies.</u></p> <p><i>Insert a new Appendix #: Schedule of Superseded Documents and Policies (as set out in Annex 1).</i></p>	For clarity and effectiveness for the purpose of the policies in the Local Plan and to comply with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012
MM2	Paras 2.25, 7.18, 7.232	<i>Delete reference to Green Corridor(s) and make the consequential grammatical amendments to paragraph 2.25, 7.18 and 7.232</i>	To ensure the Plan is justified, the Green Corridor designation is to be deleted from the Plan. (See also MM71, MM73,



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
			MM74, MM75 and MM76 where policy changes are to be made)
MM3	Strategic Priority 7	<i>Amend title to:</i> <b>Strategic Priority 7 – Protecting and enhancing the Natural, Historic Environment, <u>and</u> the Green Belt <del>and valued landscapes</del></b>	To ensure the Plan is justified, the valued landscapes designation/reference is to be deleted from the Plan. (See also MM4 and MM13 where other policy changes are to be made)
MM4	Policy S1 and paras 4.4 - 4.18	<i>Amend Policy S1 as follows:</i> <del>The Council will apply the following guiding Spatial Principles to deliver the Strategic Priorities and Vision in order to underpin the Spatial Strategy:</del> <b><u>The Council will require all new development to accord with the following spatial principles where relevant:</u></b> <ul style="list-style-type: none"> <li>• <del>Maximise</del> <b><u>Optimise</u></b> the use of suitable previously developed land for development</li> <li>• Continue the renewal of Chelmsford City Centre and <del>its</del> <b><u>the</u></b> Urban Area</li> <li>• Locate development at well-connected <u>and</u> sustainable locations</li> <li>• Locate development to avoid or manage flood risk</li> <li>• Protect the Green Belt</li> <li>• <del>Protect and enhance</del> <b><u>Respect</u></b> the character <u>and appearance of</u> <del>landscapes and the built environment, of valued landscapes, heritage</del> and <u>preserve or enhance the historic environment and biodiversity</u></li> <li>• <del>Respect the pattern and hierarchy of existing settlements</del> <b><u>Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements</u></b></li> <li>• Ensure development is deliverable</li> <li>• Ensure <del>new</del> development is served by necessary infrastructure</li> </ul>	To provide clarity for decision making. It also ensures effectiveness and consistency with other policies. There are also consequential changes to the reasoned justification following changes to Policy S1 and to clarify implementation of the policy.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<ul style="list-style-type: none"> <li><del>Use development to secure new infrastructure</del> <u>Utilise existing and planned infrastructure effectively</u></li> <li><del>Plan for the longer term</del></li> </ul> <p><i>Rename or delete titles in reasoned justification to reflect changes to Policy S1.</i></p> <p><i>Add final sentence to paragraph 4.4:</i>  <u>They will be applied as relevant to all development proposals and related applications.</u></p> <p><i>Replace para 4.13 with:</i>  <u>Chelmsford contains a number of rich and varied landscapes and new development proposals will need to respect their character and appearance and their role for wildlife and increasing biodiversity. The river valleys where they permeate into Chelmsford's Urban Area have a unique role and function and are identified as the Green Wedge. New development proposals will also need to respond to the character and appearance of the built environment in particular to preserve or enhance the historic environment.</u></p> <p><i>Delete paragraph 4.18</i></p>	
MM5	Policy S2 and paras 5.4-5.6	<i>Delete Policy S2 and paragraphs 5.4-5.6</i>	This policy and reasoned justification is to be removed to ensure there is consistency with national planning policy and effectiveness of the plan. It was based on the 'model policy' which is no longer a requirement for Local Plans.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
MM6	Policy S4 and paras 5.15-5.17	<i>Delete Policy S4 and paragraphs 5.15-5.17</i>	This policy and reasoned justification is to be removed as it does not provide a clear purpose or indication of how this policy can be applied to decision making when reacting to a development proposal. Change ensures the plan is effective. See also MM13.
MM7	Policy S5 5.18-5.25	<p><i>Amend Policy S5:</i></p> <p><b>The Council will <del>protect</del> conserve and where appropriate enhance the historic environment recognising the positive contribution it makes to the character and distinctiveness of Chelmsford through the diversity and quality of heritage assets. This includes wider social, cultural, economic and environmental benefits.</b></p> <p><b>The Council will designate and keep under review Conservation Areas in order to <del>protect</del> preserve and where opportunities arise enhance their special architectural or historic interest and will seek to protect and enhance the character and setting of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.</b></p> <p><b><u>The Council will conserve and where appropriate enhance the character and setting of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on preserving and where appropriate enriching the social, cultural, economic and environmental benefits that these heritage assets provide.</u></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>The Council maintains a buildings at risk register which includes designated and non-designated heritage assets. The Council will seek their protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement.</u></p> <p><del>When assessing applications for development, there will be a presumption in favour of the Council will place great weight on the preservation and or</del>  enhancement of designated heritage assets and their setting. The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future <del>protection</del> <u>preservation and where appropriate enhancement, as appropriate to their significance. Policy HE1 sets out how the Council will consider proposals affecting the different types of designated heritage assets and their significance.</u></p> <p>The Council will seek to <del>protect</del> <u>conserve and where appropriate enhance</u> the significance of non-designated heritage assets <del>and their settings, including</del> which includes buildings, structures, features, gardens of local interest, <del>and protected lanes and archaeological sites.</del> <u>Policy HE2 sets out the Council's approach to the protection and retention of these assets. Chelmsford contains a number of sites of archaeological importance. As set out in Policy HE3, the Council will seek the preservation and where appropriate the enhancement of sites and their setting of archaeological interest.</u></p> <p><i>Replace paras 5.18-5.25 with:</i>  <u>Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance and for their contribution to the special character Chelmsford. Within Chelmsford's administrative area there are 1,010 listed buildings. There are also 25 Conservation Areas, 19</u></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>Ancient Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map. With the exception of Conservation Areas these Designated Heritage Assets are identified within the National Heritage List for England.</u></p> <p><u>Buildings are listed on the basis of their special architectural or historic interest. These buildings are subject to special planning controls over their demolition, partial demolition, alteration or extension in any manner which affects their special character. Within Chelmsford there are a high number of timber frame buildings from the fourteenth-seventeenth centuries reflecting the property of area in this period and displaying vernacular building techniques, notably within the rural areas and village centres, such as Stock, Writtle, Boreham and Great Waltham. The survival of vernacular buildings across the administrative area contributes to its distinctiveness. There are 64 Grade I and II* listed buildings, including medieval parish churches, structures at Pleshey Castle, Henry VIII's palace at New Hall, country houses (such as Langleys, Leez Priory and Boreham House) and exceptionally complete timber frame buildings.</u></p> <p><u>Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. Conservation Areas are defined and designated by the Council. They are areas of special architectural or historic interest where the Council has a statutory duty to preserve or enhance their character or appearance. The Council will produce character appraisals and management plans for its Conservation Area. 5 Conservation Areas cover the City Centre, 17 historic village centres, St Johns Hospital and John Keene Alms houses and are designated for their special character.</u></p>	

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		<p><u>The Chelmer and Blackwater Navigation is also designated as a Conservation Area. This historic waterway, which extends through Braintree and Maldon districts, resulted in Chelmsford's expansion and development as an industrial centre from the late eighteenth century. It is significant for its structures, including 13 locks, landscape character, leisure and recreational value.</u></p> <p><u>There are 6 Registered Parks and Gardens, including 800m long Avenue at New Hall, the rare 'canal' water feature at Boreham House and the Humphry Repton landscape at Hylands Park. The public parks at Hylands and Danbury have an important role in the distinctness of Chelmsford and social well-being. They also contribute to the local economy through organised events and formal and informal recreation. The Council recognises that Registered Parks and Gardens should be protected.</u></p> <p><u>Archaeological and/or historical features represent a finite and non-renewable resource that are vulnerable to damage and destruction. Any works to Scheduled Monuments require the consent of the Secretary of State. There are 19 Scheduled Monuments, including a number of moated sites, Roman villas, the Iron Age Hillfort at Danbury, the late twelfth century earthwork castle at Pleshey and medieval salt works at South Woodham Ferrers. The Essex Site and Monument Record records over 2,500 archaeological sites in Chelmsford.</u></p> <p><u>In addition to designated heritage assets, Chelmsford has many non-designated assets which are worthy of protection and conservation for their architectural, townscape, landscape or historic interest. The Council will continue to update a list of heritage assets which have local value. This is titled Buildings of Local Value and includes buildings, structures or features of local architectural or historic interest which make a positive contribution to</u></p>	

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		<p><u>their locality. 509 buildings are included on the current list of Register of Buildings of Local Value, and 12 sites identified on the Inventory of Design Landscapes of Local Interest prepared by the Essex Gardens Trust. Both the designated and non designated heritage assets reflect the expansion of Chelmsford as a manufacturing and technology centre in the early twentieth century, when Hoffmans, Marconi, Crompton's were located in the town.</u></p> <p><u>The Council maintains a buildings at risk register (including designated and non-designated heritage assets) and proactively works to seek their protection and conservation. Sustaining appropriate uses is part of a strategy to ensure their conservation and their economic contribution. The 2019 at risk register includes 12 entries. In determining planning applications, the Council will take account of the desirability of sustaining and promoting opportunities to enhancing the significance of both designated and non-designated assets and their setting.</u></p> <p><u>There are a number of country lanes and byways which are of historic and landscape value, and which make an important contribution to the rural character of certain areas, as set out in the Essex County Council Protected Lanes Studies. The Council intends to protect these lanes and byways by preserving, as far as possible, the trees and hedgerows, banks, ditches and verges which contribute to their character, and by resisting development proposals which have a detrimental effect upon them.</u></p> <p><u>The role of historic assets can also contribute towards the area's wider green infrastructure network, to local character and distinctiveness, and the economy. The council will seek opportunities to promote the local distinctiveness of Chelmsford through heritage interpretation, blue plaques and public art.</u></p>	

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MM8	Policy S6 and para 5.27, 5.31 and 5.33	<p><i>Amend second para of Policy S6:</i></p> <p><b>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 <u>including water resources</u>, and climate change adaptation.</b></p> <p><i>Add to end of Policy S6:</i></p> <p><b><u>The Council will ensure that new development seeks to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.</u></b></p> <p><b><u>The Council will seek to minimise the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) to major new development.</u></b></p> <p><b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><b><u>Where appropriate, contributions from proposed residential developments will be secured towards recreational mitigation measures at Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR).</u></b></p> <p><i>Add new para after 5.27:</i></p>	To ensure the policy is effective and is consistent with national policy.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>New development should minimise pollution on the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and nature conservation.</u></p> <p><i>Add new penultimate sentence to para 5.31:</i>  <u>In addition, new development should seek to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.</u></p> <p><i>Add two new paras after 5.33:</i>  <u>Natural England and the National Trust is formulating a package of on-site Strategic Access Management Measures (SAMM) for the Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). The SAMM will describe a range of mitigation measures available to offset the recreational impacts from proposed new housing development within the Hatfield Forest Zones of Influence. Ahead of the SAMM being finalised, financial contributions may be sought towards mitigation measures on larger residential development proposals of 50 or more units in consultation with Natural England and the National Trust. At this stage, a small area in the north-west of CCC's administrative area falls within the Zone of Influences. None of the residential site allocations allocated within this Local Plan are within these Zones of Influence.</u></p> <p><u>The Council recognises the importance of the best and most versatile agricultural land. This is defined as Grades 1, 2 and 3a, by the Department of Environment, Farming and Rural Affairs (DEFRA), and is recognised as a national resource for the future. Effective use of brownfield land of low environmental value will be encouraged to minimise the loss of higher quality agricultural land. Furthermore the Council will seek the provision of high</u></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<u>quality green infrastructure will protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost.</u>	
MM9	Policy S8	<p><i>Amend Policy S8 as follows:</i></p> <p><b>The Council will make provision for the following new development requirements:</b></p> <p><b>A. HOUSING</b>  In order to meet the full objectively-assessed housing need 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.  <del>Housing completions and outstanding commitments total 11,408 new homes. To ensure flexibility in delivery and help significantly boost housing supply over the Plan period, the Local Plan provides for a total of 21,893 new homes. This represents nearly 20% more homes than the total objectively assessed housing need.</del></p> <p><i>Delete the housing table from the policy and move to the supporting text.  Delete the other tables from the policy</i></p> <p><b><i>B: Employment and Retail:</i></b>  <i>Delete first para and replace with:</i>  <u>In order to meet the forecast growth in total employment of 725 jobs per annum in 2013-36, the plan allocates development sites to accommodate a minimum of 55,000 sqm of new business floorspace (Use Classes B1-B8), in addition to existing commitments.</u></p> <p><i>Amend second para:</i>  <del>Provision is made to meet the need for additional</del> <u>In order to meet future convenience retail floorspace of growth, the plan makes provision for</u></p>	<p>Part A – Text is deleted and table moved to Reasoned Justification as it does not provide a clear purpose or indication of how this policy can be applied to decision making when reacting to a development proposal. Therefore, this is not a policy requirement. Change ensures the plan is effective.</p> <p>Part B – Text changes ensure the Local Plan is positively prepared, aligns employment land need and provision with the plan period, 2013-36 (as the previous version considered the period 2014-36). It also makes clear that objectively assessed need relates to employment land (the need is derived from the forecast job growth of 725 jobs per year, which is not an objectively assessed need for development in the meaning of the NPPF and PPG).</p> <p>It also clarifies the provision for 11,500sq m floorspace in line with the Retail Capacity Study 2015.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification										
		<b>11,500 sq m of floorspace either within the City Centre or Designated Centres within Chelmsford’s Urban Area and additional convenience retail floorspace of 1,900 sq m at South Woodham Ferrers.</b>											
MM10	6.7 to 6.9, Strategic Policy S15 Monitoring and Review, 6.90 and 6.91	<i>Delete paras 6.7 to 6.9</i>  <i>Delete final sentence of Policy S15</i>  <i>Delete paras 6.90 and 6.91</i>	This text is not relevant for this Local Plan due to transitional arrangements under the NPPF										
MM11	6.11, 6.12, 6.13, 6.14 and 6.16	<i>Amend para 6.11 as follows:</i> When taking the supply buffer into account, provision is made for a total of <del>21,893</del> <u>21,843</u> new homes in the period 2013-2036. When considering existing housing completions ( <del>3,090</del> <u>5,348</u> ), <u>existing sites with planning permission and a windfall allowance for the period 2019 -2024 (5,399+317),</u> <del>existing commitments with and without planning permission (8,098 + 220),</del> and a windfall allowance <u>of 1,200 for 2024-2036, 20223-36 (1,4300),</u> the residual <u>New Local Plan Allocations requirement</u> for the period to 2036 is <del>9,085</del> <u>9,579</u> new homes: <table><tr><td>Housing</td><td>Net new homes</td></tr><tr><td>Completions 2013-2017<u>9</u></td><td><del>3,090</del> <u>5,348*</u></td></tr><tr><td><del>Existing Commitments</del> <u>Sites with planning permission (excludes new Local Plan sites) (including windfall allowance for the period 2017<u>9</u> – 224)</u></td><td><del>8,098</del> <u>5,716</u></td></tr><tr><td>SUB-TOTAL</td><td><del>11,408</del> <u>11,064</u></td></tr><tr><td>New Local Plan Allocations</td><td><del>9,085</del> <u>9,579</u></td></tr></table>	Housing	Net new homes	Completions 2013-2017 <u>9</u>	<del>3,090</del> <u>5,348*</u>	<del>Existing Commitments</del> <u>Sites with planning permission (excludes new Local Plan sites) (including windfall allowance for the period 2017<u>9</u> – 224)</u>	<del>8,098</del> <u>5,716</u>	SUB-TOTAL	<del>11,408</del> <u>11,064</u>	New Local Plan Allocations	<del>9,085</del> <u>9,579</u>	Change to reflect the latest position and to ensure the plan is effective. This information is not relevant to the Reasoned Justification to Policy S8 and the Council’s position is explained in the Housing Implementation Strategy.
Housing	Net new homes												
Completions 2013-2017 <u>9</u>	<del>3,090</del> <u>5,348*</u>												
<del>Existing Commitments</del> <u>Sites with planning permission (excludes new Local Plan sites) (including windfall allowance for the period 2017<u>9</u> – 224)</u>	<del>8,098</del> <u>5,716</u>												
SUB-TOTAL	<del>11,408</del> <u>11,064</u>												
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Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification				
		<table><tr><td>Windfall allowance (2024-36)</td><td><del>1,400</del> 1,200</td></tr><tr><td>TOTAL SUPPLY</td><td><del>21,893</del> 21,843</td></tr></table> <p><u>*It should be noted that for the purposes of this table were Local Plan sites have commenced any completions have been deducted from this figure and are included within the ‘New Local Plan Allocations’ figure.</u></p> <p><i>Amend fourth sentence of para 6.12:</i> The evidence shows that around <del>150</del> <u>217</u> new homes have been built on windfall sites per-year.</p> <p><i>Delete paragraphs 6.13, 6.14 and 6.16</i></p>	Windfall allowance (2024-36)	<del>1,400</del> 1,200	TOTAL SUPPLY	<del>21,893</del> 21,843	
Windfall allowance (2024-36)	<del>1,400</del> 1,200						
TOTAL SUPPLY	<del>21,893</del> 21,843						
MM12	6.25	<p><i>Replace paragraph 6.25 with:</i> <u>The Council is planning for total job growth of 725 net additional jobs p.a. over the plan period 2013-36, based on the growth forecasts. This translates into an identified need for employment land to accommodate 64,407 sq m of net additional floorspace over the period. To meet this need, the Plan makes new allocations to accommodate 55,000 sqm of net additional business floorspace. This new supply is additional to the existing net supply provided by completions between the base date of the Plan (2013) and 2018 and planning permissions outstanding at 2018.</u></p>	To ensure the Local Plan is positively prepared, aligns employment land need and provision with the plan period, 2013-36 (as the previous version considered the period 2014-36). It also makes clear that identified need relates to employment land (the need is derived from the forecast job growth of 725 jobs per year, which is not an objectively assessed need for development in the meaning of the NPPF and PPG).				
MM13	Policy S9 and Key Diagram (Figure 8) Figure 9 Figure 10	<p><i>Amend Spatial Strategy – Development Locations and Allocations Table contained within Policy S9 as follows and as shown in Annex 2:</i></p> <p>Growth Area 1:</p> <ul style="list-style-type: none"><li><i>Delete all reference to ‘Existing Commitments’</i></li></ul>	Change to ensure the plan is justified and effective and to ensure consistency with other proposed MMs. It reflects the latest position with regards to approving masterplans.				

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
	Figure 11 and paras 6.29, 6.35, 6.36, 6.37 and site policies 1a, 1d, 1e, 1f, 1g, 1h, 8, EC1, EC2, EC3, EC4 and EC5, 7.9, 7.322 and 7.323	<ul style="list-style-type: none"> <li>Add figures from existing commitments with and without planning permission for Peninsula Site, Wharf Road, Lockside, Navigation Road and Waterhouse Lane into Location 1 total</li> <li>Add figures for existing commitments without planning permission (re-allocations) for Writtle Telephone Exchange and Galleywood Reservoir as new site locations under Growth Area 1</li> <li>Location 1 Previously developed sites in Chelmsford Urban Area Amend: <del>2,205</del> <u>2,381</u></li> <li>Area Total Amend <del>4,014</del> <u>3,619</u></li> </ul> <p>Growth Area 2:</p> <ul style="list-style-type: none"> <li>Delete all reference to 'Existing Commitments'</li> <li>Add figures for existing commitments with planning permission for Land East of Main Road Great Leighs and Land East of Plantation Road Boreham as new site locations under Growth Area 2</li> <li>Area Total Amend <del>7,219</del> <u>4,793</u></li> </ul> <p>Growth Area 3:</p> <ul style="list-style-type: none"> <li>Delete all reference to 'Existing Commitments'</li> <li>Add figures for existing commitments without planning permission for St Giles, Bicknacre as new site locations under Growth Area 3</li> <li>Delete the word "flexible" in relation to the new employment floorspace provision at South Woodham Ferrers (Location 7)</li> <li>Amend Site 8 South of Bicknacre from <del>30</del> to <u>35</u></li> </ul> <p>Amend Windfall Allowance 2021<u>14</u>-2036 and Amend Total <del>1,400</del> <u>1,200</u>  New Local Plan Allocations Amend Total: <del>9,085</del> <u>9,579</u>  Total Amend: <del>10,485</del> <u>10,779</u></p>	<p>The Key Diagram has changed to better reflect the location of North East Chelmsford and to reflect changes to site status.</p> <p>To also clarify the policy for the decision maker a change is proposed to remove the word "flexible" from the wording. Other changes are consequential following deletion of Policy S4. These changes provide clarification about the role and importance of community inclusion and community-led planning including the production of Neighbourhood Plans.</p>

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		<p><i>Amend second to last paragraph of Policy S9:</i>  <b>New development will be delivered in a manner that <del>phased according to deliverability and identified need to support a five year rolling supply of specific deliverable housing sites and</del> ensures the timely provision of new necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.</b></p> <p><i>Figure 8: Key Diagram – make the following amendments:</i>  Update site numbers once final numbering is agreed.  Renumber sites EC1 to EC5 to reflect the change of status to Strategic Growth Sites or Growth Sites.  Amend location of New Garden Community at Strategic Growth Site 4.  Delete Green Corridor notation and delete from key  Change notation along A132/B1012 to Rettendon Turnpike Improvements from Proposed Strategic New Road to <u>Improvements to Road Corridor</u> and amend key</p> <p><i>Replace figures 9-11 with extracts from updated Figure 8: Key Diagram – for all changes see Annex 3</i></p> <p><i>Amend 2<sup>nd</sup> sentence of para 6.29:</i>  This includes the protection of the Green Belt, <del>and the valued landscapes of Green Wedges and Corridors.</del></p> <p><i>Insert the following paragraphs after paragraph 6.35:</i>  <u>For the avoidance of doubt the use of the words ‘area total’ and ‘total’ contained within the tables in Strategic Policy S9 are not intended to create a ceiling for housing or employment floorspace. They are simply a sum of the</u></p>	

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		<p><u>housing numbers and floorspace contained within each one of the site allocation policies. Strategic Policy S8 makes it clear that the overall housing provision is a minimum number.</u></p> <p><u>The Council recognises the importance of social and economic services and facilities; and the impact this has on the quality of people's lives and wellbeing. 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.</u></p> <p><u>The Council, in partnership with other stakeholders, will seek to reduce levels of social and economic deprivation. This will be achieved by coordinating planning and other relevant strategies to ensure that improved services, community facilities and infrastructure are provided particularly in those areas where indices of deprivation require targeted improvements. Sport England and Public Health England's Active Design guidance is one way in which a more healthy lifestyle can be achieved through design. The use of masterplans for strategic new development can help ensure the integration of new and existing communities, as well as creating attractive places to live. Green infrastructure can also provide opportunities for the focus for community engagement, at various levels from Neighbourhood Plans to local interest groups.</u></p> <p><u>Neighbourhood Plans will play an important role in implementing the Local Plan. They will enable local communities to influence the detailed policies to promote community inclusion and proposals at the neighbourhood level within the strategic framework set out in the Local Plan, and help shape new developments in their area. The Council will support neighbourhood plan groups in the preparation of their plans and has published guidance within the adopted Statement of Community Involvement.</u></p>	

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		<p><i>Insert following text at end of 6.36:</i>  <u>Strategic Growth Sites and other types of sites allocated for development are defined at Table 3 in the Plan.</u></p> <p><u>Where identified under the relevant Strategic Growth Site policies, the Council will expect a masterplan for each site to be submitted for approval. The masterplans will cover the details of how sites will satisfy the requirements of the respective Site Policies. The Council will consider the use of Planning Briefs and Design Codes on other site allocations. Some of the sites have existing masterplans/design briefs. The Council will review and consider whether they are relevant and/or still up-to-date to determine whether further masterplanning is required and whether the masterplan process can be adapted to take account of them.</u></p> <p><i>Amend 2<sup>nd</sup> sentence of para 6.37:</i>  The Local Plan makes provision for a total of <del>4,014</del> <u>3,619</u> new homes in Growth Area 1 with...</p> <p><i>Add the following text to Strategic Growth Site Policies 1a and 1d:</i>  <u><b>Development proposals will accord with a masterplan approved by the Council to provide:</b></u></p> <p><i>Amend sub-heading within Strategic Growth Site Policies 1a and 1d:</i>  <del>Site development principles</del> <u>Site masterplanning principles</u></p> <p><i>Amend sub-heading within Site Policies 1e, 1f and 1g, 1h, 8, EC1, EC2, EC3, EC4, and EC5:</i>  <del>Site masterplanning principles</del> <u>Site development principles</u></p>	



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		<p><i>Amend para 7.9:</i> This Growth Area will accommodate around <del>3,400</del> <u>3,600</u> new homes...</p> <p><i>Amend para 7.322:</i> This Growth Area (see figure X) will accommodate around <del>1,130</del> <u>1,160</u> new homes...</p> <p><i>Amend para 7.323:</i> In addition, development at two sustainable Key Service Settlements of Bicknacre (Location 8) and Danbury (Location 9) will provide <del>30</del> <u>35</u> and 100 homes respectively, alongside ...</p>	
MM14	6.39	<p><i>Amend para 6.39:</i> <u>The site has outline planning permission and development has commenced. As it will continue to be delivered in accordance with an approved Masterplan it does not require a new site allocation policy within this Local Plan. The Area for Masterplanning for Existing Committed Development, and Area for Conservation/Strategic Landscape Enhancement and other notations, are brought forward onto the new Local Plan Policies Map. The new Local Plan will supersede the NCAAP document. Some of the provisions in NCAAP have already been delivered. Other provisions Appendix D carries forward provisions within the NCAAP that are not yet fully implemented but and that will continue to be relied on into the next plan period and beyond, have been approved as separate planning guidance by the Council.</u></p>	Consequential change following removal of Appendix D from the plan
MM15	Policy S10, 6.48 and 6.52	<p><i>Amend second para of Policy S10:</i> <b><u>In determining planning applications for delivering economic growth the Council will assess development proposals against the following principles: will underpin the approach to economic growth and diversification</u></b></p>	To provide clarity for the decision-maker and to correct typographical error.

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		<p><i>Amend second bullet of Policy S10:</i>  <b><u>‘Existing Employment Areas and Rural Employment Areas...’</u></b></p> <p><i>Amend last bullet of Policy S10:</i>  <b><u>New employment development will be a key component of growth within specific proposed new Strategic Growth Locations particularly the New Garden Community in North East Chelmsford.</u></b></p> <p><i>Add to end of para. 6.48:</i>  <u>For the purposes of this policy, large new office development will be developments of 1,000sqm gross floorspace or above.</u></p> <p><i>Amend para 6.52:</i>  Other relevant policies of the Local Plan provide the criteria for the detailed implementation of economic growth, <del>including allocations containing new employment.</del> <u>These include policies for the protection of existing employment areas and allocations containing new employment development including a 45,000sqm new office/business park as part of the new Garden Community in North East Chelmsford.</u> Other policies will also ensure that new employment developments will be of a high quality design and incorporate sustainable design features.</p>	
MM16	Policy S11 and 6.56, 6.57, 6.60	<p><i>Replace 5th bullet under Transport and Highways section with two separate bullets:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Safeguarded land for the expansion of Chelmer Valley and Sandon Park and Ride sites</u></b></li> <li>• <b><u>Additional Park and Ride facilities will be provided in West Chelmsford and North East Chelmsford within the broad locations shown on the Policies Map</u></b></li> </ul>	<p>Changes ensure effectiveness of the plan and provide clarification in response to issues raised in Regulation 19 consultation responses.</p> <p>The change avoids unnecessary duplication and requirements have been added to the policy instead of being in the supporting text.</p>

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		<p><i>Amend 9th bullet under Transport and Highways section:</i>  <b>Capacity improvements to the A132 between the Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements to be brought forward as early as possible <u>in tandem with the delivery of development to mitigate its impact.</u></b></p> <p><i>Amend 10th bullet under Transport and Highways section:</i>  <b>Multi-user <u>crossings bridge</u> across the B1012 in South Woodham Ferrers <u>which may include a bridge or underpass.</u></b></p> <p><i>Add new last bullet under Community Facilities:</i>  <b>• <u>Municipal waste/recycling facilities</u></b></p> <p><i>Amend Green and Natural Infrastructure as follows:</i>  <b><del>Green and Natural</del> <u>Infrastructure and Natural Environment</u></b>  <b>Infrastructure necessary to support new development must provide or contribute towards ensuring a range of green and natural infrastructure, <u>net gain in biodiversity</u> and public realm improvements. These include but are not limited to:</b></p> <p><i>Amend fourth bullet point under Green and Natural Infrastructure:</i>  <b>Contributions towards recreational disturbance avoidance and mitigation measures for European designated sites <u>as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy.</u></b></p> <p><i>Add new sub-heading:</i>  <b><u>Historic Environment</u></b></p>	

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		<p><b><u>Infrastructure necessary to support new development must seek to preserve or enhance the historic environment and mitigate any adverse impacts on nearby heritage assets and their settings.</u></b></p> <p><i>Add to end of para 6.56:</i>  <u>Where appropriate, mitigation identified through the RAMS needs to be in place prior to occupancy of new developments.</u></p> <p><i>Replace para 6.57 with:</i>  <u>The preferred route for the Chelmsford North East Bypass and the new Beaulieu Rail Station are allocated on the Policies Map and those areas will be safeguarded from development. Areas of search for an additional Park and Ride in West Chelmsford and North East Chelmsford are shown on the Policies Map as indicative broad locations for new Park and Ride facilities which support Essex County Council's strategy.</u></p> <p><i>Add to end of paragraph 6.60:</i>  <u>The Local Plan traffic modelling evidence base is supported by Essex County Council, as Highways Authority, and Highways England. The junction modelling report assesses the likely impacts of planned growth on the highway network in the Chelmsford area. This has included a high-level analysis of cross boundary traffic flows on key corridor routes including A130 to/from Basildon Borough and A414 East to/from Maldon District. More detailed analysis of traffic impacts and mitigation options testing will be required through the preparation of Transport Assessments/Statements as part of future planning applications. These will be required to consider the transport implications and mitigation measures (where appropriate) necessary in the adjoining Maldon, Basildon and Rochford Districts in respect to the Strategic Site Allocation at South Woodham Ferrers.</u></p>	

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MM17	Policy S13, 6.76 to 6.81, Policy CO1, 8.40 to 8.44	<p><i>Replace Policy S13 with:</i></p> <p><b><u>When determining planning applications, the Council will carefully balance the requirement for new development within the countryside to meet identified development needs in accordance with the Spatial Strategy, and to support thriving rural communities whilst ensuring that development does not have an adverse impact on the different roles and character of the countryside. All new development within the countryside will be considered within this context and against the specific planning objectives for each of the following areas:</u></b></p> <p><b>A) Green Belt</b>  <b><u>The openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will not be approved except in very special circumstances.</u></b></p> <p><b>B) Green Wedge</b>  <b><u>The Green Wedge has an identified intrinsic character and beauty and is a multi-faceted distinctive landscape providing important open green networks, which have been instrumental in shaping the City's growth, character and appearance. These networks prevent urban sprawl and settlement coalescence and provide for wildlife, flood storage capacity, leisure and recreation and travel by cycling and walking, which allows for good public access which will be further improved through the requirements of development allocated in the Local Plan. Development which materially harms the role, function and intrinsic character and beauty of the Green Wedge will not be approved.</u></b></p> <p><b>C) Rural Area</b></p>	<p>Change provides greater clarification and ensure effectiveness for implementation of the strategic policy. Policy combined with Policy CO1 to create a more effective strategic policy and avoid repetition.</p> <p>The reasoned justification for Policy CO1 has also been merged, where appropriate, under this revised strategic policy following deletion of CO1 to ensure that the Local Plan avoids repetition.</p> <p>The re-wording of para 6.76-6.81 also removes reference to minor alterations to the green belt boundary. There are no exceptional circumstances to make these changes and therefore it is necessary to revert back to the existing green belt boundary.</p>

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		<p><u>The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. The intrinsic character and beauty of the Rural Area outside of the Green Belt, and not designated as the Green Wedge, will be recognised, assessed and development will be permitted where it would not adversely impact on its identified value.</u></p> <p><u>The relevant Development Management Policies set out what development is appropriate in each of the above areas and provide detailed criteria by which development proposals will be assessed.</u></p> <p><i>Replace paras 6.76-6.81 with:</i></p> <p><u>The role and function of land in Chelmsford beyond the Urban Areas and Defined Settlements is wide-ranging and encompasses different national and local planning designations. For the purposes of implementing this Policy, this wider area across Chelmsford is defined as countryside and includes Green Belt, Green Wedge, and Rural Area.</u></p> <p><u>Within the countryside there are areas protected for their value for ecology and wildlife, heritage, and functional requirements such as flood zones, open spaces and areas safeguarded for important infrastructure. The countryside also has a role as part of the green infrastructure network by providing connectivity between the countryside and the Urban Areas and preventing settlement coalescence.</u></p> <p><u>Over one third of the Council's area falls within the Green Belt. Although much of the Green Belt forms attractive landscapes, it is not designated for its character or beauty. It is a national policy designation to ensure that the openness and permanence of the Green Belt is maintained to prevent urban</u></p>	

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		<p><u>sprawl. As such, the NPPF defines the purposes of the Green Belt and provides the limited circumstances where new development could be acceptable .</u></p> <p><u>The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. Within this designation, a detailed landscape assessment of the areas around the main river valleys has been undertaken for the Council which identifies these areas having distinctive landscape qualities and an important multifunctional role. These areas are locally designated as the Green Wedge.</u></p> <p><u>Where the main river valleys permeate into the existing or proposed built-up areas of Chelmsford, the role and value of these areas is amplified and development pressure is at its greatest. The unchecked erosion of open land in these sections of the river valleys would be harmful to the character and function of these areas and therefore it should be afforded greater protection. The Green Wedge designations within the river valleys reflect this multi-faceted green network.</u></p> <p><u>The designation of Green Wedge on the Policies Map is in addition to the underlying notation of either Green Belt or Rural Area. As the Green Belt is a national planning policy designation, development proposals will need to accord with both Green Belt policies and relevant policies covering the Green Wedge in the Local Plan. Where this is the case within the Rural Area, development proposals will need to accord with the relevant Green Wedge and Rural Area policies. Any development in the Green Wedge should not adversely affect the identified character and function of these distinctive landscapes.</u></p>	

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		<p><u>Any development in the Rural Area must be suitable and compatible with its character, as set out in other relevant policies in the Local Plan. Development will be supported provided it does not adversely impact the identified intrinsic character and beauty of the Rural Area and complies with other relevant policies of the Local Plan as well. The Council will use its Landscape Character Assessments, Historic Landscape Characterisation Study, Sensitivity and Capacity Assessments, alongside any other appropriate and relevant evidence which could include that being prepared to support a Neighbourhood Plan, to assess the character of the area and its sensitivity to change.</u></p> <p><u>The Council's Green Infrastructure Strategic Plan provides a framework for the planning and management of Chelmsford's green and blue infrastructure resources including parks, river valleys, green spaces and gardens, some of which is within the countryside.</u></p> <p><i>Delete Policy CO1 and all paras from 8.40 to 8.44</i></p>	
MM18	Policy S14 and para 6.87	<p><i>Add to end of Policy S14:</i>  <i>Add New title: <b><u>Retail development outside Designated Centres</u></b></i></p> <p><b><u>Retail proposals outside of Designated Centres above 500 sqm gross floorspace will be required to undertake an impact assessment.</u></b></p> <p><i>Replace para 6.87 with:</i>  <u>The NPPF states that when assessing applications for retail, office and leisure development outside Designated Centres which are not in accordance with an up-to-date local plan, local planning authorities should require an impact assessment if the development exceeds a proportionate, locally-set floorspace threshold or a default threshold of 2,500 square metres.</u></p>	Council change to reflect evidence in the Retail Capacity Study and ensure the Plan's effectiveness.



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		<p><u>The Chelmsford Retail Capacity Study 2015 found that retail developments of less than the default national threshold of 2,500 square metres could have an impact on existing centres outside Designated Centres. It concluded that unrestricted comparison goods retail floorspace outside of Chelmsford City Centre has the potential to impose a competing retail destination and thus potentially harm both the health of the centre and investment within it. Whilst comparison goods floorspace is smaller in scale in some of the smaller neighbourhood centres and South Woodham Ferrers town centre, it is nevertheless important to the overall health and function of these centres and therefore a 500sq m gross threshold should apply across the whole of the City Council administrative area (for proposals in edge and out of centre locations).</u></p> <p><u>For convenience goods, the Chelmsford Retail Capacity Study 2015 also concluded that with a trend for the development of smaller discount stores and the rise in popularity for convenience goods stores, even smaller foodstore proposals can have a harmful impact on defined centres, particularly those which are anchored by an existing foodstore. Therefore, a 500sq m gross threshold is also applied to development proposals for convenience goods floorspace over this amount in edge and out of centre locations.</u></p> <p><u>Applicants will be required to demonstrate how the impact assessment will be addressed and provide justification for the extent of the catchment area for each particular proposal.</u></p>	

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		<u>Development proposals below the 500sq m gross threshold will still need to comply with the other requirements of national policy, in particular the sequential approach.</u>	
MM19	Strategic Growth Site 1a – 1h Growth Site 1i – 1v Travellers Site GT1	<p><i>Strategic Growth Site 1a to 1h - add the word Policy; e.g. Strategic Growth Site <u>Policy</u> XX – NAME</i></p> <p><i>Growth Site 1i to 1v – add the word Policy; e.g. Growth Site <u>Policy</u> XX – NAME</i></p> <p><i>Growth Site 1i to 1v, add text to Policy after heading and before bullet points: <u>Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:</u></i></p> <p><i>Growth Site 1i to 1v - Remove bullet point referring to Phasing</i></p> <p><i>Travellers Site GT1 – add the word Policy as follows: Travellers Site <u>Policy</u> GT1</i></p>	For clarity and effectiveness to ensure that it is clear these are site policies within the Plan.
MM20	Strategic Growth Site 1a – Chelmer Waterside Sites	<p><i>Amend first para under amount and type of development: <b><u>Strategic Growth Site Policy 1a comprises six sites ....</u></b></i></p> <p><i>Amend the second bullet under Supporting on-site development:</i></p> <ul style="list-style-type: none"> <li><i><b><u>Integration of flexible workspace facilities Supporting commercial uses including B1a, the A Use Classes and Use Classes D1 and D2</u></b></i></li> </ul> <p><i>Amend bullet point 1 and 3 and add new bullet under historic and natural environment heading:</i></p> <ul style="list-style-type: none"> <li><i><b><u>Protect Preserve and where appropriate enhance the setting of designated and non-designated heritage assets</u></b></i></li> <li><i><b><u>Undertake an a pre-application Archaeological Assessment</u></b></i></li> <li><i><b><u>Provide suitable SuDS and flood risk management</u></b></i></li> </ul>	Change to ensure compliance with the NPPF and for consistency with other site policies and to satisfy the EA in accordance with their SoCG.

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		<p><i>Amend to bullet 7 under Site Infrastructure Requirements:</i></p> <p><b>Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></p>	
MM21	Strategic Growth Site 1b – Essex Police Headquarters and Sports Ground, New Court Road and paras 7.30 -7.37 and Strategic Growth Site 1c, and paras 7.38 – 7.47	<p><i>Delete site allocation Strategic Growth Site 1b – Essex Police Headquarters and Strategic Growth Site 1c – North of Gloucester Avenue (John Shennan) in its entirety from the Local Plan</i></p> <p><i>Delete paras 7.30 to 7.37 and para 7.38 to 7.47</i></p>	These sites are no longer available for development so its removal from the plan is necessary together with the reasoned justification.
MM22	SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitment	<p><i>Add the following text as a paragraph/bullet point under ‘Site Infrastructure Requirements’ in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2:</i></p> <p><b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including</u></b></p>	Since the close of consultation on the Pre-Submission Local Plan, new evidence has been provided by Natural England which means that all residential site allocations in the Local Plan are located in the coastal European Sites Zones of Influence, and therefore must contribute to the emerging Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This change will ensure

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	s EC1 and EC2	<b><u>strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b>	that the Local Plan is justified and effective.
MM23	Reasoned Justification in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitment s EC1 and EC2	<i>Add the following text to the Reasoned Justifications in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2:</i> <u>Following consultation with Natural England, an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) is being prepared to include all coastal European Sites. The strategy will identify where recreational disturbance is happening and the main recreational uses causing the disturbance. New residential development that is likely to affect the integrity of the European Sites will be required to contribute towards the implementation of the mitigation. At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and the Essex Estuaries Special Area of Conservation. The appropriate mechanisms will be identified in the RAMS.</u>	Since the close of consultation on the Pre-Submission Local Plan, new evidence has been provided by Natural England which means that all residential site allocations in the Local Plan are located in the coastal European Sites Zones of Influence, and therefore must contribute to the emerging Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This change will ensure that the Local Plan is justified and effective.
MM24	Strategic Growth Site 1d – Former St. Peters College, Fox Crescent, 7.51	<i>Add new bullet under site infrastructure requirements:</i> <ul style="list-style-type: none"> <li><b><u>Provide, or make financial contributions to new or enhanced sport, leisure and recreation facilities</u></b></li> </ul> <i>Insert additional para after 7.51:</i> <u>The site contains open space comprising former school playing fields, as shown on the Policies Map. Notwithstanding the provisions of Policy CF2 a commuted sum will be secured in lieu of the loss of any open space, as agreed with the County Council who own the land. The scale of financial contributions should be at least that required to provide an equivalent</u>	For effectiveness and consistency across the Plan.

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		<u>replacement playing field (including essential ancillary facilities). If the playing fields are to be retained or replaced on-site the development will be required to enhance the open space (including essential ancillary facilities) and to facilitate its sustainable community use.</u>	
MM25	Strategic Growth Site 1f – Riverside Ice and Leisure, Victoria Road, 7.71	<p><i>Amend bullet 1 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del>Ensure protection and enhancement</del> <b><u>Preserve or enhance the character and or appearance of the adjoining Chelmsford Central Conservation Area and its setting.</u></b></li> </ul> <p><i>Amend para 7.71:</i> Although there are no heritage assets on the site, development should <del>protect</del> <b><u>preserve or and seek to enhance the character and or appearance of the adjoining Chelmsford Central Conservation Area and its setting.</u></b></p>	For effectiveness and consistency with national policy.
MM26	Strategic Growth Site 1g – Civic Centre Land, Fairfield Road, 7.74, 7.78	<p><i>Amend bullet under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del>Ensure protection or enhancement of</del> <b><u>Preserve and where appropriate enhance the setting of the Grade II listed War Memorial , conserve and where appropriate enhance the setting of the locally listed Civic Centre entrance building, and preserve or enhance the character and or appearance of the West End Conservation Area and its setting.</u></b></li> </ul> <p><i>Amend bullet 2 under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</u></b></li> </ul> <p><i>Amend para 7.78:</i> Development on a wider site should <del>protect and seek to enhance</del> <b><u>preserve the setting of the Grade II listed War Memorial on Duke Street, conserve the setting of the locally listed Civic Centre main entrance building, and preserve</u></b></p>	For effectiveness and consistency with national policy. This change also ensures that there is consistency with other policies and to reflect the latest position.

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		<u>or enhance the character and or appearance of the adjoining West End Conservation Area and its setting. The West End Conservation Area is on the Conservation Areas at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.</u>	
MM27	Strategic Growth Site 1h – Eastwood House Car Park, Glebe Road and 7.92	<p><i>Amend bullet under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del>Ensure protection or enhancement of</del> <b><u>Preserve or enhance the character and or appearance of the adjoining West End Conservation Area and its setting.</u></b></li> </ul> <p><i>Amend bullet 2 under Site Infrastructure Requirements:</i>  <b>Financial contributions to <u>primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</u></b></p> <p><i>Amend para 7.92:</i>  Although there are no heritage assets on the site, development should <del>protect-preserve or and seek to</del> <u>enhance the character and or appearance of the adjoining West End Conservation Area and its setting. The West End Conservation Area is on the Conservation Areas at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and to reflect the latest phasing position.
MM28	Policy GR1 – Growth Sites in Chelmsford Urban Area	<p><i>Amend second para:</i>  Growth Sites 1# to 1# will be ...</p> <p><i>Amend bullet 1 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del>Protect-Conserve and where appropriate enhance the setting of</del> <b><u>designated and non-designated heritage assets and their settings.</u></b></li> </ul> <p><i>Amend bullet 2 under Historic and natural environment:</i></p>	<p>To make consequential changes following deletion of site and renaming of Opportunity Sites.</p> <p>For effectiveness and consistency with national policy. This change ensures consistency with other policies.</p>

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		<ul style="list-style-type: none"> <li>• <b>Preserve or enhance the character <del>and</del> <u>or</u> appearance of Conservation Areas.</b></li> </ul>	
MM29	Growth Site 1i – Chelmsford Social Club and Private Car Park	<i>Amend bullet point 4:</i> <ul style="list-style-type: none"> <li>• <del>Ensure protection of</del> <b>Preserve and where appropriate enhance the setting of adjoining Grade II listed buildings at 73-75 <u>and 80</u> Springfield Road</b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM30	Growth Site 1j – Ashby House Car Parks, New Street	<i>Amend bullet point 3:</i> <ul style="list-style-type: none"> <li>• <del>Respect for the character</del> <b>Conserve and where appropriate enhance the <u>setting</u> of the locally listed Globe House and Marriage’s Mill</b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM31	Growth Site 1k – Rectory Lane Car Park West	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> <li>• <del>Protect</del> <b>Conserve and where appropriate enhance the setting of the nearby locally listed King Edward VI School, and <del>protection</del> <u>preserve or enhancement</u> of the character <del>and</del> <u>or</u> appearance of the adjoining John Keene Memorial Homes Conservation Area and its setting.</b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM32	Growth Site 1l – Car Park to the West of County Hotel, Rainsford Road	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> <li>• <del>Protect</del> <b>Conserve and where appropriate enhance the setting of the nearby locally listed Trinity Methodist Church, and <del>protection</del> <u>preserve or enhancement</u> of the character <del>and</del> <u>or</u> appearance of the adjoining West End Conservation Area <u>which is on the Conservation Areas at Risk register in 2018</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM33	Growth Site 1m – Former Chelmsford	<i>Amend bullet point 4:</i> <ul style="list-style-type: none"> <li>• <del>Ensure protection of</del> <b>Preserve and where appropriate enhance the setting of the Grade II listed Marconi 1912 building, and <del>respect</del></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
	Electrical and Car Wash Brook Street	<b><u>conserve and where appropriate enhance the setting and character of the locally listed Globe House and Marriages Mill</u></b>	
MM34	Growth Site 1n – BT Telephone Exchange, Cottage Place	<p><i>Amend bullet point 4:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Respect</u> <del>Preserve</del> <u>and where appropriate enhance the setting of the nearby Grade II listed Imperial House and The Wheatsheaf, conserve and where appropriate enhance the setting of the locally listed Cathedral Court, and ensure protection preserve or enhancement of the character and or appearance of the adjoining Chelmsford Central Conservation Area</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM35	Growth Site 1o – Rectory Lane Car Park East	<p><i>Amend bullet point 5:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect</u> <del>Conserve</del> <u>and where appropriate enhance the setting of the adjacent locally listed Cemetery Gatehouse and Lodge on Rectory Lane</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM36	Growth Site 1p – Waterhouse Lane Depot and Nursery	<p><i>Amend bullet point 5:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Development</u> <del>layout</del> <u>should ensure sensitive treatment to allotments boundary and the preservation of the setting of the nearby grade II listed barn.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM37	Growth Site 1r – British Legion, New London Road	<p><i>Amend bullet point 4:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Architecture</u> <del>Development</del> <u>should respect preserve or enhance the character and or appearance of the New London Road Conservation Area, preserve and where appropriate enhance the setting of the Grade II listed Southborough House and conserve and where appropriate enhance the setting of the adjacent locally listed building at 176 New London Road.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
MM38	Growth Site 1v – Car Park R/O Bellamy Court, Broomfield Road	<p><i>Amend bullet point 3:</i></p> <ul style="list-style-type: none"> <li>• <del>Respect</del> <b><u>Preserve and where appropriate enhance the setting of the Grade II listed Coval Hall to the west, and protection or enhancement of preserve or enhance the character and or appearance of the adjoining West End Conservation Area and its setting.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM39	Opportunity Site 1a and 1b; Strategic Policy S9; Tables 3, 5 and 6; and para 7.10 and 7.104-7.110, Table 5 and 6	<p><i>Opportunity Site 1a and Opportunity Site 1b – change status to Growth Site Policy as follows; and remove bullet point referring to Phasing:</i></p> <p><del>Opportunity Growth Site Policy 1# – Rivermead, Bishop Hall Lane</del>  <del>Opportunity Growth Site Policy 1# – Railway Sidings, Brook Street</del></p> <p><i>Amend 3<sup>rd</sup> Para after table in Strategic Policy S9:</i>  ...will be delivered <del>on Opportunity Sites and</del> as part of ...</p> <p><i>Delete entire 3rd row of Table 3, page 85</i></p> <p><i>Delete text of Para 7.10:</i>  ...which comprises sites 1a -1v <del>and Opportunity Sites 1a and 1b.</del></p> <p><i>Delete Para 7.104 to 7.110</i></p> <p><i>Delete two references to Opportunity Sites in Tables 5 and 6</i></p>	For clarity and effectiveness to ensure that it is clear these are site policies within the Plan and to make it clear that these are sites for development. Also to make consequential changes following renaming of Opportunity Sites
MM40	Opportunity Site OS1a – Rivermead Bishop Hall Lane	<p><i>Amend bullet point 7:</i></p> <ul style="list-style-type: none"> <li>• <del>Respect</del> <b><u>Preserve and where appropriate enhance for the waterside character and the setting of the adjacent listed Mill House and pond</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
MM41	Strategic Growth Site 2 West Chelmsford, 7.111, 7.113, 7.119 and 7.121	<p><i>Delete bullet 2 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><del>Enhance the historic environment</del></li> </ul> <p><i>Amend 2<sup>nd</sup> bullet under site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b>Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1) and or contributions towards the cost of physical scheme provision with delivery through the Local Education Authority</b></li> </ul> <p><i>Add additional bullet under site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Multi-user crossing of Roxwell Road</u></b></li> </ul> <p><i>Add new para before 7.111:</i>  <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises a site for new housing and land allocated for future recreation use and/or SUDS.</u></p> <p><i>Expand first sentence of para 7.113:</i>  As this is a Strategic Growth site and in order to achieve a mixed and balanced new community, <del>the development will be required to provide a Travelling Showpeople site for 5 plots</del> <u>will be required within the Strategic Growth Site allocation. The location of these plots will be determined through the masterplanning process.</u></p> <p><i>Delete last sentence of para 7.113</i></p> <p><i>Add to end of para 7.119:</i>  <u>The development will also be required to provide a safe multi-use crossing along Roxwell Road.</u></p>	Change to ensure the plan is effective and clearly defines the area for the Strategic Growth Site.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><i>Expand final sentence of para 7.121:</i>  For these reasons, the land to the west of the site is allocated for future recreation use/SuDS, <u>as shown on the Policies Map. Ancillary development to support the Strategic Growth Site allocation may be acceptable in this area.</u>  <u>This will be determined through the masterplanning process.</u></p>	
MM42	Strategic Growth Site 3a – East Chelmsford (Manor Farm), 7.125, 7.131, 7.134 and 7.142	<p><i>Amend bullet 1, 2 and delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <del>Conserve and</del> <b>Preserve or enhance the character and or appearance of the Chelmer and Blackwater Conservation Area</b></li> <li>• <b>Protect and where appropriate enhance the nationally significant Bronze Age monument and its setting</b></li> <li>• <del>Enhance the historic and natural environment</del></li> </ul> <p><i>Amend 2<sup>nd</sup> bullet under design and layout:</i></p> <ul style="list-style-type: none"> <li>• <b>Remove <u>low voltage</u> electricity lines and pylons from the site <u>allocation</u> and install electricity cables underground.</b></li> </ul> <p><i>Amend last para:</i>  <del>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites.</del> <b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and clearly defines the area for the Strategic Growth Site. It also provides clarification on electricity lines.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><i>Add new paragraph before 7.125:</i>  <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> <li>• <u>Site for new housing</u></li> <li>• <u>Proposed Country Park, and</u></li> <li>• <u>Proposed Link Road into Sandford Mill.</u></li> </ul> <p><i>Delete the final sentence of para 7.125</i>  <del>Due to the heritage, landscape and utility constraints at this site, proposals significantly in excess of 250 homes are unlikely to be acceptable.</del></p> <p><i>Add new paragraph after 7.131</i>  <u>This site policy states that around 250 homes is an appropriate number of homes for this site. However, this number of homes is based upon the Council's initial and precautionary assessment of the heritage, landscape and utility constraints which has been undertaken ahead of the detailed masterplanning process. The masterplanning process will determine the final number of new homes, which could be in excess of 250 homes, whilst ensuring that the overall objectives of the site policy are not compromised.</u></p> <p><i>Amend para 7.134:</i>  The development will be required to provide direct, safe and convenient <del>access</del> <u>connections to and crossings at Maldon Road including to existing bus stops on Maldon Road.</u> <del>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide</del> <u>a safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend fourth sentence of para 7.142:</i></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect the interest features of European designated sites along the Essex Coast <u>which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.	
MM43	Strategic Growth Site Policy 3b, 7.147, 7.148 and 7.152	<p><i>Amend the first bullet under amount and type of development:</i></p> <ul style="list-style-type: none"> <li><b>Around 5,000 sq m (net) new Use Class B1 floor space, <u>or other appropriate B Use Classes</u></b></li> </ul> <p><i>Amend bullet 1 and delete bullet 5 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del>Conserve and</del> <b>Preserve or enhance the character and <u>or appearance of</u> the Chelmer and Blackwater Conservation Area</b></li> <li><del>Enhance the historic and natural environment</del></li> </ul> <p><i>Amend bullet 1 under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b>Land (circa 0.13 hectares) for <u>the physical provision of a stand-alone early years and childcare nursery (Use Class D1) in consultation with and</u> <del>the total cost of physical scheme provision with delivery through the</del> Local Education Authority</b></li> </ul> <p><i>Add new sentence to end of para 7.147:</i>  <u>The nursery accommodation could be built by ECC, the developer or a private early years nursery operator. This will be considered, alongside the selection of the early years provider at site masterplanning and planning application stages in consultation with ECC.</u></p> <p><i>Amend second sentence of para 7.148:</i></p>	For effectiveness and consistency with national policy. To ensure the supporting text at paragraph 7.146 and the Policy are consistent and to give clarity to the decision maker.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to <del>protect</del> <u>preserve</u> the character <del>and or</del> <u>or</u> appearance of the Conservation Area.</p> <p><i>Amend para 7.152:</i> The development will be required to provide direct, safe and convenient <del>access</del> <u>connections</u> to and crossings at Maldon Road including to existing bus stops <del>on Maldon Road</del>. <u>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-use crossing at Maldon Road.</u></p>	
MM44	Strategic Growth Site 3c – East Chelmsford – Land South of Maldon Road, 7.160, 7.161, 7.164 and 7.171	<p><i>Amend bullet 3 under Movement and Access:</i></p> <ul style="list-style-type: none"> <li><b><u>Provide pedestrian and cycle connections which may include access to the Sandon Park and Ride</u></b></li> </ul> <p><i>Amend bullet 1, 6 and 7 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Minimise the impact on <del>Croft</del> Cross Wood, the tree belt that lines the site to the north and north west</u></b></li> <li><b><u><del>Conserve and</del> Preserve or enhance the character and or appearance of the Sandon Conservation Area</u></b></li> <li><b><u><del>Protect</del> Preserve and where appropriate enhance the setting of the Graces Cross listed building</u></b></li> </ul> <p><i>Delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b><u><del>Enhance the historic and natural environment</del></u></b></li> </ul> <p><i>Insert new bullet under design and layout:</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and to correct an error.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<ul style="list-style-type: none"> <li><u>Remove low voltage electricity lines from within the site and install electricity cables underground.</u></li> </ul> <p><i>Amend bullet 4 under Site Infrastructure Requirements:</i>  <b>Financial contributions towards primary and secondary education, and early years and childcare provision as required by the Local Education Authority and towards community facilities such as healthcare provision as required by the NHS/CCG</b></p> <p><i>Amend last para:</i>  <del>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites.</del> <b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend para 7.160:</i>  <del>Croft Cross</del> <b>Cross Wood</b>, the existing strong wooded boundary to the north and north west of the site is a result of a Forestry Commission grant from 1997. The trees are not protected <u>by a Tree Preservation Order</u> and a small section of <del>Croft Cross</del> <b>Cross Wood</b> will need to be removed to incorporate a vehicular access from Maldon Road. <u>In accordance with a Forestry Commission obligation until 2027, if any trees are removed, parts of the grant will have to</u></p>	

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		<p><del>be repaid.</del> Hedgerows on the site shall also be retained and strengthened where possible.</p> <p><i>Amend first sentence of para 7.161:</i> The development should <del>seek to protect</del> <u>conserve and or</u> enhance heritage assets including retaining the WWII pillbox (North of Sandon) to the east of the site.</p> <p><i>Amend para 7.164:</i> The development will be required to provide direct, safe and convenient <del>access</del> <u>connections to and crossings at Maldon Road including to existing bus stops on Maldon Road.</u> <del>Connections and crossings should also be provided and enhanced, particularly on Maldon Road.</del> <u>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend fourth sentence of para 7.171:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.</p>	
MM45	Growth Site 3d – East Chelmsford – Land North of Maldon	<p><i>Amend bullet 3 under Movement and Access:</i></p> <ul style="list-style-type: none"> <li><b><u>Provide pedestrian and cycle connections which may include access to the Sandon Park and Ride</u></b></li> </ul> <p><i>Amend bullet 1 and delete bullet 5 under Historic and natural environment</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the Local Plan is up to date.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
	Road (Residential), 7.178, 7.181, 7.186	<ul style="list-style-type: none"> <li><del>• Conserve and Preserve or enhance the character and or appearance of the Chelmer and Blackwater Conservation Area</del></li> <li><del>• Enhance the historic and natural environment</del></li> </ul> <p><i>Amend bullet 4 under Site Infrastructure Requirements:</i>  <b>Financial contributions towards primary and secondary education, and early years and childcare provision as required by the Local Education Authority and towards community facilities such as healthcare provision as required by the NHS/CCG</b></p> <p><i>Amend last para of Policy:</i>  <del>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites.</del> <b>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</b></p> <p><i>Amend para 7.178:</i>  A cycle/footway should connect the site to Sandon Park &amp; Ride to the east to increase the patronage of the Park &amp; Ride <del>buses</del> site in addition to providing a safe multi-use crossing at Maldon Road. The development will also be required to provide direct, safe and convenient access <u>connections to and crossing at Maldon Road including to existing bus stops on Maldon Road. In</u></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend first sentence of para 7.181:</i> The development should <del>seek to protect</del> <u>conserve</u> <del>and or</del> enhance heritage assets including retaining the WWII pillbox (Hammond Road) in the northern part of the site.</p> <p><i>Amend fourth sentence of para 7.186:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</u></p>	
MM46	Existing Commitment EC1 - EC5 and paras 3.64-3.66, 6.11, 6.14, 7.7, 7.12, 7.187, 7.196, 7.207, 7.208, 7.239, 7.240, 7.303, 7.304, 7.363	<p><i>Rename the following Existing Commitment allocations to the following:</i></p> <p><del>Existing Commitment EC1</del> <u>Growth Site Policy #</u> – Land North of Galleywood Reservoir</p> <p><del>Existing Commitment EC2</del> <u>Growth Site Policy #</u> – Land Surrounding telephone Exchange, Ongar Road, Writtle</p> <p><del>Existing Commitment EC3</del> <u>Strategic Growth Site Policy #</u> – Great Leighs – East of Main Road</p> <p><del>Existing Commitment EC4</del> <u>Strategic Growth Site Policy #</u> – East of Boreham</p> <p><del>Existing Commitment EC5</del> <u>Growth Site Policy #</u> – St Giles, Moor Hall Lane, Bicknacre</p>	For clarity and effectiveness to ensure that it is clear these are site policies within the Plan and to make it clear that these are sites for development. Also to make consequential changes following renaming of Existing Commitments

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		<p><i>Delete Para 6.11 and 6.14</i></p> <p><i>Delete entire 4<sup>th</sup> row of Table 3, page 85</i></p> <p><i>Amend para 7.7:</i> Within each Growth Area site policies for the new Local Plan Allocations appear first, followed by any ‘Existing Commitments’, which are sites which have been carried over from the Local Development Framework. site policies for the ...</p> <p><i>Amend para 7.12:</i> In addition, <u>smaller</u> developments at two sustainable Key Service Settlements of Galleywood (<del>Existing Commitment 1</del>) and Writtle (<del>Existing Commitment 2</del>) will provide ...</p> <p><i>Amend heading:</i> <del>Existing Commitment</del> <u>Location # - Galleywood</u></p> <p><i>Delete Para 7.187</i></p> <p><i>Add new heading after Para 7.196:</i> <u>Location # – Writtle</u></p> <p><i>Amend para 7.207:</i> In addition to <del>existing commitments</del> <u>committed development</u> in ...</p> <p><i>Amend para 7.208:</i> In addition, <del>existing development commitments</del> <u>two further allocations at</u> Great Leighs (<u>Location #</u>) and Boreham (<del>Existing Commitment 4</del>) (<u>Location #</u>)</p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>and a further allocation at Great Leighs (<del>Existing Commitment 3</del>) will also provide opportunities to contribute towards and enhance existing facilities and services in these villages.</p> <p><i>Add fourth bullet point to para 7.239:</i></p> <ul style="list-style-type: none"> <li>• #: Great Leighs – Land East of Main Road</li> </ul> <p><i>Delete Para 7.240</i></p> <p><i>Amend heading after para 7.303:</i>  <del>Existing Commitments</del> Location # - Boreham</p> <p><i>Delete para 7.304</i></p> <p><i>Move Existing Commitment EC3 (as retitled) and Paras 7.305 to 7.311 to follow Para 7.281</i></p> <p><i>Delete Para 7.363 and associated heading Existing Commitments</i></p> <p><i>Move Existing Commitment EC5 (as renamed) and Paras 3.64 to 3.66 to follow Para 7.353</i></p> <p><i>Delete two references to Existing Commitments in Table 5, Section 6</i></p> <p><i>Delete two references to Existing Commitments in Table 6, Section 7</i></p>	
MM47	7.191	<p><i>Insert additional para after 7.191:</i>  <u>The site is located within a Critical Drainage Area (CDA). Development may have the potential to impact on the CDA in respect of surface water flooding. As a result of this, the site is likely to require an individually designed mitigation scheme to address this issue.</u></p>	To ensure the Plan reflects the latest position.

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MM48	Existing Commitment EC2: Land Surrounding Telephone Exchange Ongar Road and 7.201	<p><i>Amend bullet 3 and 4 under site planning principles:</i></p> <ul style="list-style-type: none"> <li><del>Conserve</del> <b><u>Preserve and or enhance the character and or appearance of the Writtle Conservation Area and its setting</u></b></li> <li><del>Protect</del> <b><u>Preserve and where appropriate enhance the setting of surroundings listed buildings the listed buildings at 49 and 57 The Green</u></b></li> </ul> <p><i>Delete para 7.201:</i>  Development will need to be sensitive to the surrounding listed buildings and seek to preserve and enhance the character and appearance of the Writtle Conservation Area.</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM49	Strategic Growth Site Policy 4 North East Chelmsford, 7.209, 7.214, 7.216, 7.228, 7.229, 7.238	<p><i>Amend bullet 7 under Supporting On-Site Development:</i></p> <ul style="list-style-type: none"> <li><b><u>Provision of two new stand-alone early years and childcare nurseries.</u></b></li> </ul> <p><i>Amend bullet 2 and 3 and delete bullet 5 under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del>Conserve and enhance the historic environment including</del> <b><u>Preserve or enhance the character and or appearance of the Little Waltham Conservation Area and its setting.</u></b></li> <li><del>Protect</del> <b><u>Preserve and where appropriate enhance the setting of listed buildings and their settings including New Hall, Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn, Channels Farmhouse, Mount Maskells, Powers Farmhouse, Peveral's Farmhouse, Shoulderstick Hall, Hobbits, Shuttleworth, Pratts Farmhouse, Pratts Farm Cottages and New Hall Registered Park and Garden in or close to the site</u></b></li> <li><del>Appropriate safeguarding for the existing open area formerly currently comprising a golf course on site</del></li> </ul> <p><i>Add a new bullet after bullet point 3 under Historic and Natural Environment:</i></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the area for the Strategic Growth Site is clearly defined.</p> <p>The open space notation is out of date following closure of the golf course. Change also clarifies the context of this site following the deletion of Appendix D.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<ul style="list-style-type: none"> <li>• <u>Provide a generous landscape buffer to preserve the settings of nearby heritage assets including Powers Farm, Peverels Farm, Park Farm Channels, Belsteads and those on Wheelers Hill/Cranham Road.</u></li> </ul> <p><i>Amend bullet 3 and 8 under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li>• Land (circa <del>0.13</del> <u>0.26</u> ha) for <del>a</del> <u>two</u> stand-alone early years and childcare nurseries (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority.</li> <li>• Financial contributions to <u>the delivery of the full</u> Chelmsford North East Bypass (CNEB) <u>beyond the site boundary</u>, Beaulieu Station and community space and facilities</li> </ul> <p><i>Delete 15<sup>th</sup> bullet point under site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li>• <del>Safeguarding for the existing open area formerly currently comprising a golf course on-site</del></li> </ul> <p><i>Add paragraph before 7.209:</i>  <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> <li>• <u>New garden community for major housing and employment development</u></li> <li>• <u>Proposed Country Park</u></li> <li>• <u>Proposed Radial Distributor Road (RDR2)</u></li> <li>• <u>Minerals site, and</u></li> <li>• <u>Existing Open Space.</u></li> </ul> <p><i>Expand para 7.214:</i></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>As this is a Strategic Growth site and in order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 9 plots <u>within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the Travelling Showpeople site will be determined through the masterplanning process.</u></p> <p><i>Amend last sentence and add to end of para 7.216:</i>  This is expected to contribute significantly to the City's economic growth by providing a mix of opportunities for accommodation for medium and large-sized businesses and the location for Anglia Ruskin University's MedTechBic Campus. <u>The new development is also expected to provide an opportunity to bring forward a new Business Park of regional significance with the prospects for an Innovation Park of the highest design quality. This will be attractive to leading businesses in the Research and Development and High Technology sectors and could help place Chelmsford at the forefront of 21st century economic development in Essex and beyond. The new employment development will be in addition to existing commitments for significant new office/business floorspace in North East Chelmsford at Beaulieu and Channels including Beaulieu XChange business park.</u></p> <p><i>Amend para 7.228:</i>  <del>The development must provide appropriate safeguarding for the existing open area currently comprising a golf course on site.</del> <u>The site includes an area of open space originally identified for existing and replacement golf holes. Due to its location, topography and ecology, this area will perform other important open space functions which will form part of the development on Strategic Growth Site 4. It is expected that a significant portion of this area will form open space with the precise boundaries to be decided through the masterplanning process. The site layout should also positively use existing</u></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>topographical, heritage, ecological, and landscape site features such as established vegetation and water bodies. The design is also expected to ensure that the development achieves an attractive and well-planned gateway into Chelmsford.</p> <p><i>Amend para 7.229:</i>  Development design and layout is expected to <del>conserve</del><u>preserve</u> and <del>or where opportunities arise</del><u>enhance</u> the character and <del>or</del> appearance of the Little Waltham Conservation Area and preserve the listed buildings and their setting on and close to the site. <del>These include a Grade II Registered Park and Garden, New Hall and Grade I listed New Hall, Grade II listed barns at Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn, Channels Farmhouse, Mount Maskells, Powers Farmhouse, Pratts Farm Cottages.</del> <u>The masterplan process will establish the detailed preservation and enhancement principles for this site.</u></p> <p><i>Insert the following after para 7.238:</i>  <u>North East Chelmsford is already an area of change arising from major new development allocated in the Council's previous Local Development Framework which was subject of a detailed masterplan. Outline planning permission has been granted for 4,350 new homes and up to 62,300 sqm of employment floorspace and the first phases are currently being developed.</u></p> <p><u>As part of the conditions of the outline permission for 3,600 of the total of 4,350 new homes (known as Beaulieu), all subsequent development proposals within reserved matters or full planning applications are required to comply with the approved Parameter Plans and adopted Landscape Design and Management Plan. This is to ensure compliance with the historic environment requirements of the now superseded North Chelmsford Area</u></p>	



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>Action Plan regarding the protection and enhancement of the setting of the Grade I New Hall and its Registered Park and Garden and the implementation of the required Heritage Compensatory Measures. In the event that the extant planning permission is not implemented in full, any subsequent planning applications will be required to adhere in full to the adopted Landscape Design and Management Plan.</p> <p>The specific area where the New Hall Heritage Compensatory Measures should be implemented are shown on the Local Plan Policies Map.</p>	
MM50	Strategic Growth Site 5a – Great Leighs, Land at Moulsham Hall, 7.242, 2.244, 7.252, 7.253, 7.254	<p><i>Amend bullet 1 under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect Preserve and where appropriate enhance the setting of the listed buildings at Moulsham Hall, Triceratops, Breams Farm, Creeds Twin/Hobby Croft, Chadwicks, Fortune Cottage, Stone Hall Cottage and Hump Cottage and other listed buildings</u></b></li> </ul> <p><i>Add new third bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del>Enhance the historic environment</del></li> </ul> <p><i>Add new bullet under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></b></li> </ul> <p><i>Add new para before 7.242:</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the area for the Strategic Growth Site is clearly defined.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> <li>• <u>Site for new housing</u></li> <li>• <u>Area for conservation/ strategic landscape enhancement</u></li> <li>• <u>Land allocated for future recreation use and/or SUDS</u></li> <li>• <u>Existing Open Space, and</u></li> <li>• <u>Local Wildlife Site.</u></li> </ul> <p><i>Amend para 2.244:</i> As this is a Strategic Growth site and in order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 5 plots <u>within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the Travelling Showpeople site will be determined through the masterplanning process.</u></p> <p><i>Amend para 7.252:</i> The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent <del>Local Wildlife Sites</del> <u>Essex Wildlife Trust Nature Reserves, Phyllis Currie/Dumney Lane Woods. This may include financial contributions towards mitigating increased recreational impacts.</u></p> <p><i>Add to end of 7.252:</i> <u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p> <p><i>Amend para. 7.253:</i></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement. <u>The development is expected to preserve the setting of Moulsham Hall and to create an enhanced parkland setting.</u> Development design and layout should also take into consideration the setting of other heritage assets, including the Listed Buildings of Triceratops, Breams Farm, Creeds Twin/Hobby Croft, Chadwicks, Fortune Cottage, Stone Hall Cottage and Hump Cottage.</p> <p><i>Add new para after 7.254:</i>  <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions.</u></p>	
MM51	Strategic Growth Site 5b – Great Leighs – Land East of London Road, 7.264, 7.268	<p><i>Amend bullet 1 and add new second and third bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• <del>Protect</del> <b><u>Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall and North Whitehouse and other listed buildings</u></b></li> <li>• <b><u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u></b></li> <li>• <b><u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Add new bullet under Site infrastructure requirements:</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><b><u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></b></p> <p><i>Amend para 7.264:</i> Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites. Development design and layout should also take into consideration the setting of <del>nearby</del> other heritage assets, including the <u>nearby</u> listed buildings <u>North Whitehouse and Gubbions Hall</u> and the <u>Scheduled Monument at Gubbions Hall and its setting</u>. <u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p> <p><i>Add new para after 7.268:</i> <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions</u></p>	
MM52	Strategic Growth Site 5c – Great Leighs – Land North and South of Banters Lane,	<p><i>Amend bullet point 1 under Movement and Access:</i> <b><u>Main vehicular access to the site will be from Banters Lane <u>or through EC3</u>, via Main Road.</u></b></p> <p><i>Amend bullet 1 and add new second bullet under Historic and Natural Environment:</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
	7.264, 7.273, 7.274, 7.277, 7.278, 7.281	<ul style="list-style-type: none"> <li><del>• <b>Protect</b></del> <b>Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall, <u>Blue Barnes Farm, The Cottage, Jasmine Cottage, Millers Cottage and Rose Cottage</u> and other listed buildings</b></li> <li><b>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</b></li> </ul> <p><i>Delete bullet 3 and add new bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><del>• <b>Enhance the historic environment</b></del></li> <li><b><u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Add new bullet under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></b></li> </ul> <p><i>Amend para 7.264:</i> Development design and layout should also take into consideration the setting of other heritage assets, including the <u>nearby</u> listed building <u>North Whitehouse</u> and <del>s</del><u>Scheduled m</u><u>Monument</u> at Gubbions Hall.</p> <p><i>Amend para 7.273:</i> Great Leighs Primary School is <del>full</del> <u>does not currently have capacity to accommodate future pupil forecasts from this development and forecast to remain so</u>. The scale of development <u>proposed across Strategic Growth Location 5 in this location</u> will require a new two-form entry primary school with co-located 56 place early years and childcare nursery. A The new school is proposed <del>early on in the development</del> to be located on site 5a: Great Leighs</p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>– Land at Moulsham Hall and Site 5c will contribute proportionately towards its provision. <del>It is essential that this school is available ahead of development of</del> Whilst site 5c Great Leighs – Land north and south of Banters Lane may come forward prior to Site 5a in the event of there being sufficient capacity at Great Leighs Primary School and/or White Court Primary School to the north, commencement of both sites 5a and 5c should otherwise be coincident to ensure viability of the primary school programmed to receive the pupils from both sites. However, in the event that site 5a does not proceed on programme, as set out in the housing trajectory and Infrastructure Delivery Plan, and there remains insufficient places at Great Leighs Primary School, the developer of site 5c will need to work with Essex County Council to agree an alternative strategy to mitigate the impact of their development on the availability of school places. Any such alternative strategy should not undermine the <del>SGS 5 policy</del> ability to deliver <del>on</del> new primary school provision in respect of Site 5a. The nearest secondary schools to Great Leighs are located in Braintree town. The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) have jointly considered the potential implications arising from both Chelmsford's and Braintree's emerging Local Plans, and the provision of secondary school provision. Proposals for the future expansion of Notley High School in Braintree can provide secondary place capacity for this site allocation. <del>Effort should therefore be made</del> Therefore, as part of site infrastructure requirements there is a need to provide connections from the site and improvements to the surrounding footpath and cycleway network to ensure safe and direct walking and cycling routes between Great Leighs and Notley High School and White Court Primary School in Braintree.</p> <p><i>Amend para 7.274:</i></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>The development will take its vehicular access from Banters Lane <u>or through site EC3, via Main Road</u>, and be expected to mitigate its impacts on the local and strategic road network, both individually and collectively with the other allocations in Great Leighs.</p> <p><i>Amend para 7.277:</i> Development design and layout should also take into consideration the setting of <del>other nearby</del> heritage assets, <del>including the listed buildings and scheduled monument at Gubbions Hall</del>. <u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p> <p><i>Amend and move para 7.278 to the beginning of para 7.277:</i> Layout should also positively use existing topographical, heritage, ecological and landscape site features such as <del>shallow valleys</del>, established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites.</p> <p><i>Add additional para after 7.278:</i> <u>The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Essex Wildlife Trust Nature Reserve, Sandylay/Moat Woods. This may include financial contributions towards mitigating increased recreational impacts.</u></p> <p><i>Add new para after 7.281:</i> <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the</u></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<u>existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions.</u>	
MM53	Strategic Growth Site 6 – North of Broomfield and 7.287, 7.283, 7.293	<p><i>Amend bullet 1 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• <del>Protect</del> <b>Conserve and where appropriate enhance the setting historic properties and of the listed buildings on Blasford Hill and the non-designated heritage assets Wood House, the Coach House and Wood House Lodge adjoining the site</b></li> </ul> <p><i>Add new second bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect and where appropriate enhance the setting of the nearby Scheduled Monument to the north of the site</u></b></li> </ul> <p><i>Amend first sentence of para 7.287:</i> The development will provide a <del>multi-secondary purpose link</del> <u>new vehicular access</u> road into Broomfield Hospital Campus.</p> <p><i>Delete para 7.293</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM54	Existing Commitment EC3 – Great Leighs, Land East of Main Road	<p><i>Amend bullet 3 and add new bullet 4 under site planning principles:</i></p> <ul style="list-style-type: none"> <li>• <del>Protect</del> <b>Preserve and where appropriate enhance the setting of Gubbions Hall and listed buildings along Main Road</b></li> <li>• <b><u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM55	Existing Commitment EC4 – East of Boreham	<p><i>Amend bullet 3 and 4 and delete bullet 8 under site planning principles:</i></p> <ul style="list-style-type: none"> <li>• <del>Protect Preserve or and where possible</del> <b>enhance the character and or appearance of the two conservation areas and their setting in the vicinity of the site</b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<ul style="list-style-type: none"> <li>• <u>Preserve and where appropriate enhance the setting of surrounding listed buildings</u></li> <li>• <del>Enhance the historic environment</del></li> </ul>	
MM56	Strategic Growth Site Policy SGS7, 7.330, 7.339, 7.341, 7.342	<p><i>Amend first sentence:</i>  <b>Land to the north of Burnham Road (B1012) and east and west of the B1418, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned sustainable extension to the existing town neighbourhood, that maximises opportunities for sustainable travel, in a landscaped setting.</b></p> <p><i>Amend bullet 3 under amount and type of development:</i></p> <ul style="list-style-type: none"> <li>• <b>1,000sqm of flexible business floorspace providing a range of unit sizes and types</b></li> </ul> <p><i>Split second bullet under Supporting On-Site development:</i></p> <ul style="list-style-type: none"> <li>• <b>Neighbourhood Centre incorporating provision for convenience food retail (1,900sqm)</b></li> <li>• <b>Flexible neighbourhood scale business (1,000sqm) and community and healthcare provision</b></li> </ul> <p><i>Amend 3<sup>rd</sup> and 7<sup>th</sup> bullet under Movement and Access:</i></p> <ul style="list-style-type: none"> <li>• <del>Main</del> <b>vehicular access to the eastern parcel will be from Burnham Road and/or Woodham Road roundabout (B1012)</b></li> <li>• <b>Provide additional and/or improved pedestrian and cycle connections to the Town Centre and railway station</b></li> </ul> <p><i>Additional bullet under historic and natural environment:</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with Reasoned Justification and ensure the plan is up to date.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<ul style="list-style-type: none"> <li><u>Preserve and where appropriate enhance the setting of the listed buildings at Edwins Hall, Shaws Farmhouse, Tabrums, Wellington Farmhouse and Barn and Ilgars and the non-designated asset Hambert's Farm</u></li> </ul> <p><i>Add additional bullet points under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li><u>Capacity improvements to the A132 between Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements</u></li> <li><u>Multi-user crossings of the B1012 in South Woodham Ferrers which may include a bridge or underpass</u></li> </ul> <p><i>Amend sixth bullet:</i></p> <p><del>Provision of and/or financial contributions towards, recreation disturbance avoidance and mitigation measures for European designated sites including the Crouch Estuary</del> <u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p><i>Add new seventh bullet under 'Site Infrastructure Requirement':</i></p> <p><u>Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance.</u></p> <p><i>Amend last sentence of para 7.330:</i></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>The location of the Travelling showpeople site <del>within the Site Allocation</del> will be addressed through the wider master planning process <u>for the site</u>.</p> <p><i>Amend para 7.339:</i> Impacts from development on the local and strategic road network must be mitigated, and may include appropriate <del>road and junction</del> <u>highway</u> improvements along Burnham Road, the roundabout junctions at the B1418, Ferraers Road and Rettendon Turnpike, and the A132 and local junctions between the Town and the A130, in line with the Highway Authority requirements. Impacts of development <del>in from within and to the</del> <u>adjoining areas including Basildon, Rochford and Maldon District need will</u> be part of this consideration.</p> <p><i>Inset new para after para 7.339:</i> <u>Any improvements to the existing highway required to mitigate the impact of development from this strategic growth site, will be primarily focussed on junction enhancements, such as to the A132/B1012 Rettendon Turnpike, in order to improve the flow of traffic onto the strategic road network. These should not encourage through-traffic movements to use the local road network through neighbouring settlements such as Runwell and Wickford. The road network to the south of Chelmsford City Council's area, is also proposed for improvement by the Highway Authority including the A130, A127, A13 corridors. These include the A127/A130 Fairglen Interchange improvement scheme. Where appropriate, off-site mitigation of this strategic growth site should complement other relevant Highway Authority schemes to help ensure the strategic road network provides the most attractive route for through-traffic.</u></p> <p><i>Amend fourth sentence of para 7.341:</i></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect the interest features of European designated sites along the Essex Coast <u>which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</u></p> <p><i>Add to end of para 7.341:</i>  <u>In addition, due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address the impacts other than recreational disturbance.</u></p> <p><i>Amend para 7.342:</i>          Whilst there are no heritage assets within the site boundary, there are a number of listed buildings <u>and a non-designated heritage asset</u> around the site <del>including Grade II* Edwins Hall north of the site, and nearby Grade II buildings including Shaws Farmhouse, William Tabrums Copyhold, Wellington Farmhouse and Barn and Ilgars Manor.</del> Development of this site will need to mitigate any impact on <del>these the listed</del> buildings and their settings.</p>	
MM57	Growth Site 8 – South of Bicknacre, 7.350, 7.353	<p><i>Amend bullet under amount and type of development:</i></p> <ul style="list-style-type: none"> <li><b>Around <del>30</del> <u>35</u> new homes of mixed size and type including affordable housing.</b></li> </ul> <p><i>Amend bullet 1 and 2 under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b><del>Protect</del> <u>Preserve and where appropriate enhance</u> the setting of Grade II listed Star House</b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensures the Plan is up to date.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<ul style="list-style-type: none"> <li><del>Respect</del> Protect and enhance the Thrift Wood Site of Special Scientific Interest (SSSI) to the south east of the site <u>ensuring any new development provides any required mitigation measures</u></li> </ul> <p><i>Amend last para:</i>  <del>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</del></p> <p><i>Amend second sentence of para 7.346:</i>  This development allocation lies to the south of Bicknacre. It will provide around <del>30</del> <u>35</u> new homes expected...</p> <p><i>Amend para 7.350:</i>  The Main Road frontage includes dispersed houses and cottages where the spacing and set back position of buildings, together with mature trees and woodlands, field boundaries and tracks, gives a rural character. Development should respect this rural character, which also forms part of the setting of the Grade II listed Star House. <del>Development should also respect the Thrift Wood Site of Scientific Interest (SSSI) to the south east of the site. The development will also be required to provide appropriate mitigation to avoid adverse</del></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>impacts to the Thrift Wood Site of Scientific Interest (SSSI) to the south east of the site.</u></p> <p><i>Amend fourth sentence of para 7.353:</i>  At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</u></p>	
MM58	Strategic Growth Site 9 – Danbury, 7.360, 7.362	<p><i>Amend Policy SGS9:</i>  <b>An allocation of <u>around 100 new homes to be accommodated within or adjoining the Defined Key Service Settlement Boundary of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Danbury Neighbourhood Plan.</u></b></p> <p><i>Add new sub-section to end of Policy:</i>  <b><u>Site Masterplanning principles:</u></b>  <b><u>Conserve and enhance the Sites of Special Scientific Interest (SSSI) in and around Danbury (Blake’s Wood and Lingwood Common SSSI, Woodham Walter Common SSSI, Danbury Common SSSI) ensuring any new development avoids direct impacts and mitigates indirect impacts (i.e. recreational damage) as a priority and provides any required mitigation measures where necessary (including those set within any emerging visitor impact studies / strategic solutions).</u></b></p> <p><i>Amend last para of Policy:</i>  <del>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated</del></p>	For effectiveness and consistency with national policy. This change also removes typographical errors and ensures the Local Plan is up to date.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><del>sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</del></p> <p><i>Amend 1<sup>st</sup> sentence of para 7.360:</i> ...the Spatial strategy makes an allocation of <u>around</u> 100 homes.</p> <p><i>Delete quote marks at end of last sentence of para 7.360</i></p> <p><i>Amend fourth sentence of para 7.362:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect the interest features of European designated sites along the Essex Coast <u>which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</u></p>	
MM59	Policy SPA1	<p><i>Amend Policy SPA1 as follows:</i></p> <p><b>New development proposals at Strategic Growth Site 6 – North of Broomfield, to the north of the Hospital will <del>provide</del> <u>incorporate</u> a new access road from Main Road (B1008) providing the opportunity for the Hospital to extend this road across land to be safeguarded within the Hospital campus to the hospital from Main Road (B1008). Development <del>within this Special Policy Area should safeguard the route of this new road</del></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with Policy SGS6.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<del>and</del> ensuring successful integration with the existing internal road network of the Hospital.	
MM60	Policy SPA2	<p><i>Amend Policy SPA2 as follows:</i></p> <p><u>Development will be permitted for proposals. The Council will support proposals</u> which provide ancillary functions to support the operation of the Racecourse, subject to good design quality; promoting more sustainable means of transport to the site and reducing use of individual trips by car; protecting and enhancing existing trees and hedgerows; <u>preserving nearby listed buildings and their settings</u>; minimising the impact of floodlighting; minimising environmental impacts including in respect of ecology and landscape, and ensuring the full restoration of the existing minerals site.</p>	For effectiveness and consistency with other policies.
MM61	Policy SPA3	<p><i>Replace Policy SPA3 with:</i></p> <p><u>Development will be permitted for proposals that are not inappropriate development in the Green Belt as set out in the National Planning Policy Framework. Inappropriate development is harmful to the Green Belt and will not be permitted except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Very special circumstances may include proposals for water infrastructure and ancillary development where there is a demonstrable need and directly associated with the role, function and operation of the Hanningfield Reservoir Treatment Works Site.</u></p> <p><u>Subject to national policy on Green Belt, development proposals should; optimise opportunities for sustainable means of transport to the site and reduce individual trips by car; provide high quality buildings; focus built form around existing buildings; protect and enhance trees and hedgerows; avoid adverse impacts in respect of biodiversity and landscape, and promote the nature conservation interests and recreational uses of the</u></p>	For effectiveness and consistency with other policies.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<u>reservoir without impact upon the nature conservation interests of Hanningfield Reservoir SSSI through recreational disturbance. Development proposals are also expected to provide suitable SuDS and flood risk management.</u>	
MM62	Policy SPA4	<i>Amend first sentence of Policy SPA4:</i> <del>The Council will support</del> <u>Development will be permitted for proposals which promote the continued role of these nationally important gardens.</u>	For effectiveness and consistency with other policies.
MM63	Policy SPA5	<i>Amend Policy SPA5 as follows:</i> <del>The Council will support</del> <u>Development will be permitted for proposals for a mix of uses to support Sandford Mill's cultural, leisure and recreational focus which, improves the access into and within the Special Policy Area;...</u>  <u>Any proposals should protect conserve and or enhance nature and conservation interests, including the Green Wedge and Chelmer and Blackwater Navigation Conservation Area.</u>	For effectiveness and consistency with other policies.
MM64	Policy SPA6	<i>Replace Policy SPA6 with:</i> <u>Development will be permitted for proposals that are not inappropriate development in the Green Belt as set out in the National Planning Policy Framework. Inappropriate development is harmful to the Green Belt and will not be permitted except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Very special circumstances may include development directly associated with the role, function and operation of Writtle University College and there is a demonstrable need.</u>  <u>Subject to national policy on Green Belt, development proposals should; look for opportunities to improve circulation through and links with existing</u>	For effectiveness and consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<b><u>College buildings; promote more sustainable means of transport to the site and reduce individual trips by car and improve the facilities of the University College. This includes replacing existing buildings or structures of poor design quality and materials with well-designed high-quality buildings and structures that would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</u></b>	
MM65	Policy HO1, 8.4, 8.5	<p><i>Amend Policy HO1 A) ii as follows:</i>  <del>each dwelling</del> 50% of new dwellings to be constructed to meet requirement M4(2) of the Building Regulations 2015 (accessible or adaptable dwellings), or subsequent government standard.</p> <p><i>Amend Policy HO1 B) i as follows:</i>  <del>a minimum of</del> 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015 (wheelchair user dwellings), or subsequent government standard.</p> <p><i>Amend Policy HO1 C) i as follows:</i>  <del>a minimum of</del> 5% self-build homes which can include custom housebuilding.  <u>At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for self-build/custom build homes;</u> and</p> <p><i>Add the following text to the end of paragraph 8.4:</i>  <u>Where the 5% requirement does not result in whole numbers of units, the number of affordable dwellings meeting requirement M4(3) of the Building Regulations 2015, will be rounded up.</u></p> <p><i>Add the following text after the 4<sup>th</sup> sentence of paragraph 8.5:</i></p>	For effectiveness and consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>Where the 5% requirement does not result in whole numbers of units, the number will be rounded up.</u></p> <p><i>Delete the following wording for para 8.5:</i>  At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for self-build/custom build.</p>	
MM66	Policy HO2, 8.10, 8.11, 8.12, 8.15	<p><i>Delete HO2 A) ii:</i>  ii. <del>comprise a maximum combined floorspace of more than 1,000 square metres (gross internal area).</del></p> <p><i>Amend the last sentence of paragraph 8.10 to:</i>  This assessment identified a total affordable housing need in Chelmsford of 179 <u>affordable dwellings for rent</u> per-annum.</p> <p><i>Replace paragraph 8.11 with:</i>  <u>The SHMA reviewed a range of affordable housing products available to meet housing need. The SHMA calculates 22% of overall housing should be provided as either social or affordable rented accommodation. The SHMA also shows demand for discounted market housing and shared ownership housing, which meets the definition of affordable housing, from households already in the market sector is around 16% of the overall housing. Where major development involving the provision of housing is proposed, national planning policy (NPPF 2019) requires (with some exceptions) at least 10% of homes to be available for affordable home ownership. The Local Plan Viability Study including the CIL Viability Review incorporated a series of assumptions including 35% affordable housing consisting of 13% shared ownership and 67% affordable rent housing.</u></p>	For effectiveness and compliance with national policy. This change ensures consistency with other policies. The text has been incorporated in amended paragraph 8.11.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>In order to meet the need for affordable homes for rent identified in the SHMA and the demand for affordable home ownership housing that the Government requires, Policy HO2 A) requires the provision of 35% of the total number of residential units to be provided and maintained as affordable housing. The results of the Local Plan Viability Study including CIL Viability Review demonstrates that the threshold and types of affordable housing contributions identified in the Local Plan are achievable and the cumulative impact of policies in the Local Plan will not put development at serious risk.</u></p> <p><i>Amend paragraph 8.12:</i>  <del>There is a requirement to provide 23.1% of the overall housing need as either social or affordable rented accommodation in the SHMA. The SHMA indicates there is a net need for all sizes of affordable housing. The largest net need is for two bedroom units, followed by one bedroom units.</del></p> <p><i>Delete paragraph 8.15</i></p>	
MM67	Policy HO3	<p><i>Amend 1<sup>st</sup> para of Policy HO3:</i>  <b>The Council will make provision for the accommodation needs of Gypsy, Traveller or Travelling Showpeople, who meet the national Planning Policy for Traveller Sites (PPTS) definition, through an allocated sites within the Local Plan.</b></p> <p><i>Delete Criterion A) iii and B) iv of Policy HO3</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM68	Policy EM1 and para 8.28	<p><i>Amend first sentence of Policy EM1 as follows:</i>  <b>Within the Employment Areas, Rural Employment Areas and new employment site allocations, which include existing as shown on the Policies Map, the Council will seek to provide and retain Class B uses or other 'sui generis' uses of a similar employment nature unless it can be demonstrated that there is no reasonable prospect for the site to be used</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><b>for these purposes. Planning permission will be granted for the redevelopment or change of use for non-Class B uses where:</b></p> <p><i>Amend para 8.28:</i>  The protection of the City Centre and other designated centres for their retail function is a key objective of this Plan. A proliferation of A1 uses in the Employment Areas could be harmful to this objective and will be resisted, <u>with the exception of small scale proposals (in terms of floorspace) and it being ancillary in nature by supplementing the predominant employment offering within the Employment Area.</u> <del>Only in exceptional circumstances, where it can be demonstrated that the use would not materially harm the function, character and purpose of the employment area or other designated retail centres limited in relation to overall floorspace and the extent of contained in the employment area and ancillary Class A uses may be acceptable.</del></p>	
MM69	8.39	<p><i>Amend para 8.39 to:</i>  For the purposes of all relevant policies of the Local Plan, the term Countryside includes Green Belt, Green Wedges, <del>Green Corridors</del> and the Rural Area. All of these designations are defined on the Policies Map. <u>The Green Wedges and Green Corridors</u> <del>overlie</del> overlays both the Green Belt and Rural Area.</p>	To ensure the Plan is justified, the Green Corridor designation is to be deleted from the Plan. (See also MM71, MM73, MM74, MM75 and MM76 where policy changes are to be made)
MM70	Policy CO2, 8.48, 8.49	<p><i>Amend Policy CO2:</i>  <b>POLICY CO2– NEW BUILDINGS AND STRUCTURES IN THE GREEN BELT</b></p> <p><b>Where new buildings or structures are proposed within the Green Belt, inappropriate development will not be approved except in very special circumstances.</b></p> <p><i>Delete criterion A. (iv), A. (x) and D) of Policy CO2.</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

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		<p><i>Delete the last two sentences of paragraph 8.48</i></p> <p><i>Replace para 8.49 with:</i>  <u>The Council acknowledges that due to the extent of the Green Belt in Chelmsford there may be instances where new buildings related to community or educational uses may be proposed e.g. a new village hall, new ancillary buildings related to an existing school. In accordance with the NPPF, these types of uses will be considered inappropriate development. However, the locational need for these types of uses will be given appropriate weight when considering whether there are very special circumstances that weigh in favour of the proposals.</u></p>	
MM71	Policy CO3, 8.53, 8.55, 8.56, 8.57, 8.59, 8.58	<p><i>Amend Policy title, Criterion A title and first sentence to:</i>  <b>POLICY CO3 – NEW BUILDINGS AND STRUCTURES IN <u>THE GREEN WEDGES</u> <del>AND GREEN CORRIDORS</del></b></p> <p><b>A) <u>New buildings and structures</u></b></p> <p><b>Planning permission will be granted for new buildings <u>and structures</u> where the development does not conflict with the purposes of the Green Wedge designation <del>or Green Corridors designation</del>, and is for:</b></p> <p><i>Amend criterion A) ii. to:</i>  <b>a local community facility that supports the role and function of the Green Wedge <del>or Green Corridor</del>; or</b></p> <p><i>Amend criterion A) iv. to:</i>  <b>local transport infrastructure and other essential infrastructure <del>or development which supports existing or potential utility infrastructure</del></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><del>where which can demonstrate a requirement for a the Green Wedge or Green Corridor</del> location is appropriate and the benefits of which override the impact on the designation; or</p> <p><i>Amend criterion B) to:</i></p> <p><del>Where the development is located within a Green Wedge,</del> Planning permission will only be granted where the role and function of the Green Wedge, in maintaining open land between built-up areas, protecting biodiversity and promoting recreation, would not be materially harmed, and where the development would have no greater impact on the character and appearance of the area than the existing use and/or development. <u>The Council will assess the development based on the following:</u></p> <p><del>Where the development is located within a Green Corridor, planning permission will be granted where the development would have no greater impact on the character and appearance of the landscape along these river valley corridors than the existing use and/or development.</del></p> <p><del>In both a Green Wedge and Green Corridor, the Council will assess the development based on the following:</del></p> <ul style="list-style-type: none"> <li>i. the size, scale, massing and spread of the new development compared to the existing; and</li> <li>ii. the visual impact of the development compared to the existing; and</li> <li>iii. the impact of the activities/use of the new development compared to the existing.</li> </ul> <p><i>Amend criterion C) iv. to:</i></p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><del>where the development is located within a Green Wedge, the new building is not materially larger than the one it replaces.</del></p> <p><i>Replace para 8.53 with:</i>  <u>The Green Wedge is a local landscape designation that recognises the crucial role of the main river valleys in providing important open green networks for wildlife, flood storage capacity, leisure and recreation and sustainable means of transport. It also has an important role in preventing settlement coalescence and maintaining a sense of place and identity for neighbourhoods. New buildings within the Green Wedge will be restricted to ensure that the openness, role and function of these landscapes are not adversely affected.</u></p> <p><i>Amend para 8.55 to:</i>  Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes <u>and the benefits of which override the impact of the designation</u> e.g. sewage or water connections, <u>power sources</u>, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, <u>including on-site and off-site reinforcements to existing networks</u>. Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed e.g. a Park and Ride facility, new roads and bridges. Essential infrastructure will also be recognised as that proposed by statutory undertakers.</p> <p><i>Remove Green Corridor reference from paras 8.56, 8.57 &amp; 8.59</i></p> <p><i>Amend para 8.58 to:</i>  Economic growth in the Green Wedge <del>and Green Corridors</del> is encouraged but new buildings will only be permitted in circumstances where the proposal</p>	



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		supports the sustainable growth and expansion of an existing, authorised and viable rural business. The need for <del>a the Green Wedge or Corridor</del> location would need to be justified. The Council must be satisfied that the new building is necessary for the existing business and that it is likely to continue to grow and prosper. New buildings for start-up businesses will not be permitted in the Green Wedge <del>or Corridor</del> . This is to avoid the proliferation of new buildings which are unconnected to existing sites and uses and may result in harm to the <del>valued open</del> <u>openness and landscape character of the landscapes and river valleys.</u>	
MM72	Policy CO4, 8.64, 8.65, 8.66, 8.68	<p><i>Amend criterion A) title and first sentence to:</i>  <b>A) <u>New buildings and structures</u></b></p> <p><b><u>Planning permission will be granted for new buildings and structures....</u></b></p> <p><i>Amend criterion A) iii. to:</i>  <b><u>iii. local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure</u></b></p> <p><i>Amend first sentence of para. 8.64 to:</i>  Proposals for new buildings <u>and structures...</u></p> <p><i>Amend para. 8.65 to:</i>  Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes <u>and the benefits of which override any adverse impacts on the intrinsic character and beauty of the countryside. e.g. electricity substation, waste water treatment sites, emergency services or telecommunications. e.g. sewage or water connections, power sources, waste water recycling/treatment sites, electricity substations,</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>emergency services or telecommunications, including on-site and off-site reinforcements to existing networks.</u> Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed e.g. a Park and Ride facility, new roads and bridges. <u>Essential infrastructure will also be recognised as that proposed by statutory undertakers.</u></p> <p><i>Amend first sentence of para. 8.66 to:</i> Buildings <u>and structures</u>.....</p> <p><i>Amend first sentence of para. 8.68 to:</i> Economic growth in the Rural Area is encouraged but new buildings <u>and structures</u>....</p>	
MM73	Policy CO5	<p><i>Amend Policy title, Criterion B title and first sentence to:</i> <b>POLICY CO5 – INFILLING IN THE GREEN BELT, GREEN WEDGE, <del>GREEN CORRIDOR</del> AND RURAL AREA</b></p> <p><b>B) Green Wedges, <del>Green Corridors</del> and or Rural Area</b></p> <p><b>Planning permission will be granted for infilling in the Green Wedge, <del>Green Corridors</del> and or Rural Area provided that:.....</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM74	Policy CO6, 8.76, 8.77, 8.78	<p><i>Amend Criterion B title and first sentence to:</i> <b>B) Green Wedges <del>and Green Corridors</del></b> <b>Planning permission will be granted for the change of use of buildings in the Green Wedge <del>and Green Corridors</del> where:</b></p> <p><i>Amend Criterion B iii. to:</i> <b>iii. the use of any land within the curtilage of the building, and which is to be used in association with that building, would not conflict with the purposes of the Green Wedge <del>or Green Corridor</del> Designations; and</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><i>Amend last para of Criterion B to:</i>  <b>Changes of use of land and engineering operations will be permitted where the development would not adversely impact on the role, function, character and appearance of the Green Wedges and Green Corridors as set out in <del>Policy CO1</del> Strategic Policy S13.</b></p> <p><i>Delete para. 8.76</i></p> <p><i>Amend first sentence of para 8.77 to:</i>  Within the Green Belt, <del>and Green Wedges and Green Corridors</del>, any alteration or extension included as part of a change of use will require careful scrutiny in order to ensure that it is not disproportionate in relation to the existing building.</p> <p><i>Amend first and second sentence of para 8.78 to:</i>  Buildings will normally have <u>an</u> identified curtilage. It is important to consider how the curtilage may alter as part of the change of use to the host building; for example, through storage or domestication. In the Green Belt, the Council will be mindful about the impact on openness. In the Green Wedges <del>and Green Corridors</del>, the ancillary use of the land should not conflict with the purpose of the designations.</p>	
MM75	Policy CO7, 8.84	<p><i>Amend policy title, criterion B title and first sentence to:</i>  <b>POLICY CO7 – EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGES, <del>GREEN CORRIDORS</del> AND RURAL AREA</b></p> <p><b>B) Green Wedges <del>and Green Corridors</del></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Green Wedge <del>or Green Corridor</del> and the extension or alteration would not:</p> <p><i>Amend Criterion B ii. &amp; iii. to:</i></p> <p>ii. be out of keeping with its context and surroundings or result in any other <u>unacceptable</u> harm; and</p> <p>iii. conflict with the purposes of the Green Wedge <del>or Green Corridor</del> designation.</p> <p><i>Amend criterion C) i. to:</i></p> <p>i. <del>be disproportionate in size, scale and proportions, such that the form and appearance would be out of keeping with the existing building, its context and surroundings</del> <u>be out of keeping with its context and surroundings and does not result in any other unacceptable harm; and</u></p> <p><i>Amend para 8.84 to:</i></p> <p>B) <del>Green Wedge and Green Corridors</del>  The role of the main river valleys will be protected and enhanced as a <del>valued and</del> multi-faceted landscapes for <del>their</del> <u>its</u> openness and preventing settlement coalescence and <del>its</del> <u>their</u> function as <del>an</del> important green networks for wildlife, leisure and recreation. Some parts of the Green Wedges <del>and Green Corridors</del> may also fall within the Green Belt. In these cases, the objectives and purpose of the Green Belt will still apply; Green Belt is a national designation, subject to national policies and will still be given full weight in planning decisions. <del>The Green Wedge and Green Corridors will also covers</del> parts of the designated Rural Area <del>and</del>; in these cases the proposal will need to conform with both Parts B and C of the policy.</p>	

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MM76	Policy CO8	<p><i>Amend second paragraph of policy to:</i></p> <p><b>Planning permission will be granted for a new dwelling or caravan in the <u>Green Wedge or Rural Area</u>, <del>Green Wedge or Green Corridor</del> where there is a proven essential need for the purposes of agriculture or forestry, horse breeding and training, livery or other land-based rural business.</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.
MM77	Policy HE1	<p><i>Amend criterion A):</i></p> <p><b>The impact of any development proposal on <u>the significance of a designated heritage asset or its setting</u>, and the level of any harm, will be <u>considered</u> <del>weighed</del> against any public benefits arising from the proposed development. Where there is substantial harm or total loss of significance of the designated heritage asset, <del>this will be weighed against any substantial public benefits, unless</del> <u>consent will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss; or all of the following apply:</u></b></p> <p><i>Amend first para and delete last para under B) Listed Buildings:</i></p> <p><b>In addition to <del>the above</del> Criteria A) the Council will preserve Listed Buildings and will <u>permit</u> <del>only support</del> proposals where:</b></p> <p><b><del>Applications involving the demolition of a Listed Building will only be granted in exceptional circumstances, where the substantial public benefit derived from the proposals outweighs the loss.</del></b></p> <p><i>Amend first para under C) Conservation Area:</i></p> <p><b>In addition to <del>the above</del> Criteria A) development will <del>only</del> be permitted in Conservation Areas where:</b></p> <p><i>Amend criterion D):</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><u>Development proposals should protect Registered Parks and Gardens and their settings. Harm should be assessed in accordance with the tests within Part A of this policy. In addition, to the above Criteria A) planning permission will only be granted for proposals that would not cause harm to the character or setting of Registered Parks or Gardens unless there is a the harm is outweighed by public benefit.</u></p> <p><i>Amend criterion E):</i>  <u>Development proposals should protect Scheduled Monuments and their settings. Harm should be assessed in accordance with the tests within Part A of this policy. In addition, to the above Criteria A) planning permission will only be granted for proposals that would not adversely affect a Scheduled Monument or its setting unless there is a the harm is outweighed by public benefit.</u></p>	
MM78	Policy HE3	<p><i>Amend first sentence of Policy HE3:</i>  <b>Planning permission will be granted for development affecting archaeological sites providing it protects, enhances <del>and</del> or preserves sites of archaeological interest and their settings.</b></p>	For consistency with national policy as some assets of archaeological interest may not require protecting, enhancing and preserving so 'and' is replaced with 'or'.
MM79	Policy NE1, 8.109	<p><i>Add to end of (A) Internationally Designated Sites:</i>  <u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><i>Amend para 8.109:</i> The development proposal should be informed by the results of the checklist and any relevant survey <u>and apply the mitigation hierarchy</u> and have regard to the Council's Green Infrastructure <del>Strategy</del>. <u>Strategic Plan</u>.</p>	
MM80	Policy NE2, 8.113	<p><i>Amend A) first para:</i> <b>Planning permission will <del>only</del> be granted for development proposals that do not result in unacceptable harm to the health of a preserved tree, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands. Consideration will also be given to the impact of a development on aged or veteran trees found outside ancient woodlands.</b></p> <p><i>Amend A) second para:</i> <b>Development proposals that have the potential to affect preserves trees, trees in a Conservation Area or Registered Park and Garden, ...</b></p> <p><i>Amend B) as follows:</i> <b>B) <del>Non-Protected</del> Other Landscape Features</b> <b>Planning permission will <del>only</del> be granted for development proposals that do not result ....</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies
MM81	Policy NE3	<p><i>Amend Policy NE3, part A (ii) as follows:</i> <b>ii. it <del>seeks to achieve betterment and</del> does not worsen flood risk elsewhere.</b></p> <p><i>Amend Policy NE3, part B (ii) as follows:</i> <b>ii. manage 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 <u>and volumes as far as is reasonably practical</u>; and</b></p>	For effectiveness, legally compliant and consistency with national policy. This change ensures consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><i>Amend Policy NE3, part C, final sentence, as follows:</i></p> <p><b>As well as providing appropriate water management measures, where possible SuDS should be multi-functional to deliver benefits for <del>wildlife, amenity and landscape</del> the built, natural and historic environment.</b></p>	
MM82	Policy NE4	<p><i>Amend first criteria:</i></p> <p><b>i. do not cause demonstrable harm to residential <del>amenity</del> living environment; and</b></p> <p><i>Amend fourth criterion:</i></p> <p><b>iv. do not have an unacceptable visual impact which would be harmful to <del>its</del> setting the character of the area; and</b></p>	For effectiveness and consistency with other policies.
MM83	Policy CF1, 8.125	<p><i>Amend Policy CF1(iv):</i></p> <p><b>iv. there would be no unacceptable impact on the character, appearance or <del>amenities of the area</del> local environment; and</b></p> <p><i>Amend paragraph 8.125:</i></p> <p>New development should be physically compatible in form and appearance with its surroundings. It should not adversely impact <u>the local environment of the area by reason of impact on residential</u> <del>its neighbours and should avoid adverse impacts on, noise, pollution, biodiversity, air or and water quality.</del></p>	For effectiveness and consistency with other policies.
MM84	Policy CF2	<p><i>Amend Policy CF2 A) by adding a new sentence under the criteria:</i></p> <p><b><u>In relation to the loss of a locally valued community facility that is commercial in nature, such as public houses, and private healthcare, evidence will need to be submitted to demonstrate that the use is not economically viable and that it is no longer required to meet the needs of the local community.</u></b></p>	For effectiveness and consistency with other policies.
MM85	Policy MP1	<p><i>Amend policy title:</i></p> <p><b>POLICY MP1 – HIGH QUALITY <u>AND INCLUSIVE</u> DESIGN</b></p>	For effectiveness and consistency with national planning policy



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><i>Amend part (B) (vi) to:</i>  <b>vi. create safe, <u>accessible and inclusive</u> environments</b></p> <p><i>Amend vii to:</i>  <b>vii. minimise the use of natural resources in accordance with Policy MP3.</b></p> <p><i>Add end of para 9.3:</i>  <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	
MM86	Policy MP2, 9.9 and 9.14	<p><i>Amend first para of Policy MP2:</i>  <b>The Council will require all new major development to <del>meet the highest standards</del> <u>be of high quality of built form</u> and urban design.</b></p> <p><i>Amend first bullet point of MP2:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Respect the historic and natural environment of biodiversity and amenity interests through the provision of a range of greenspaces</u></b></li> </ul> <p><i>Amend 11<sup>th</sup> bullet to of MP2:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Provide public open space or larger scale and contribute to green infrastructure</u></b></li> </ul> <p><i>Amend 14<sup>th</sup> bullet of MP2:</i></p> <ul style="list-style-type: none"> <li>• <b>Minimise use of natural resources in accordance with Policy MP3.</b></li> </ul> <p><i>Add to end of Policy:</i>  <b><u>Where relevant, new residential development must be in accordance with the standards as set out in Appendix A, unless it can be demonstrated that the particular site circumstances require a different design approach allow for a lower provision.</u></b></p>	For effectiveness and consistency with other policies.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><i>Amend references to ‘high standards’ within para 9.9 to <u>high quality</u>.</i></p> <p><i>Add the following as penultimate sentence to 9.9:</i>  <u>The Council will encourage developers to have regard to the design principles set out in the Essex Design Guide.</u></p> <p><i>Add new para after 9.14:</i>  <u>All new residential development will be required to comply with the development standards within Appendix A. Applicants should consult the Council’s Making Places Supplementary Planning Document for detailed guidance.</u></p>	
MM87	Policy MP3 and 9.20	<p><i>Amend first para of Policy MP3:</i>  <b>The Council will expect all new dwellings and non-residential buildings to incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions, and the use of natural resource, <u>as follows where relevant</u>.</b></p> <p><i>Re-order policy to the following order:</i>  <b>All new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day.</b></p> <p><i>Expand the next para to the following:</i>  <b>New dwellings and non-residential buildings shall provide convenient access to Electric Vehicle (EV) charging point infrastructure <u>as follows</u>:</b></p> <ul style="list-style-type: none"> <li>• <b><u>Residential development should provide Electric Vehicle (EV) charging point infrastructure at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated).</u></b></li> </ul>	For effectiveness and consistency with other policies and includes the requirements against which applications should be judged in the policy text.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<ul style="list-style-type: none"> <li><u>Non-residential development should provide charging points equivalent to 10% of the total parking provision.</u></li> <li><u>Public charging points should be located in highly visible, accessible locations close to building entrances.</u></li> </ul> <p><i>Delete the paragraph:</i>  <del>Non residential developments of 1000sqm or more will be required to achieve at least a 10% reduction in carbon dioxide emissions above the requirements of current Building Regulations.</del></p> <p>All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of 'Very Good'.</p> <p><i>Replace paragraph 9.20 with:</i>  <u>The standards for electrical vehicle charging points for new residential development are taken from The Institute of Air Quality Managements guidance document 'Land-Use Planning &amp; Development Control: Planning for Air Quality (2017)' and is now the standard in many Councils across the UK. Standards for non-residential developments are set by the Low Emission Partnership's 2013 guidance document Low Emission Topic Note 1 Provision of EV charging points.</u></p> <p><i>Add end of para 9.22:</i>  <u>Detailed guidance is contained within the Council's Making Places Supplementary Planning Document.</u></p>	
MM88	Policy MP4 and 9.25	<p><i>Amend title of policy:</i>  <b>POLICY MP4- DESIGN SPECIFICATION FOR DWELLINGS AND HOUSES IN MULTIPLE OCCUPATION</b></p>	For effectiveness and consistency with other policies. The title is changed as it currently suggests the Policy only applies to HMO's.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><i>Amend Policy MP4 A) v):</i>  <b>v. Provide appropriate and well designed <del>refuse and recycling</del> recycling and waste storage.</b></p> <p><i>Amend Policy MP4 (B) (i) and iii):</i>  <b>i. achieve sufficient <del>amenity</del> communal garden space; and</b>  <b>iii. Provide <del>refuse and recycling</del> appropriate and well designed recycling and waste storage within the plot of the building in which the property is located, or a communal store where the development relates to more than one property; and</b></p> <p><i>Delete Policy MP4 (B) (v) and para 9.25</i></p> <p><i>Add end of para 9.23:</i>  <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	The change also clarifies matters relating to recycling and waste storage. It also removes elements that are dealt with under the Building Regulations.
MM89	Policy MP5	<p><i>Amend first para:</i>  <b><u>The Council will have regard to All development will be required to comply with the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009), or as subsequently amended, when determining planning applications.</u></b></p>	For effectiveness of the policy
MM90	Policy MP6, 9.31 and 9.32	<p><i>Amend Policy MP6:</i>  <b><u>The Council will permit support proposals for buildings above 6 5 storeys or above 16m high in part of the City Centre, provided:</u></b></p> <p><i>Amend third sentence of para 9.31</i>          Suitable locations for tall buildings may be areas <u>that are the most well-connected by public transport whilst providing opportunities to make the most efficient use of land; and around the transport interchange of the train</u></p>	For effectiveness and consistency with other policies and to provide clear reference to the SPD being produced to support the Local Plan.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>and bus stations or large public spaces where tall structures are able to make a positive contribution to the existing character and context of an area subject to all of the above justifications.</p> <p><i>Add to end of para 9.32:</i>  <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	
MM91	Policy MP7 and paragraphs 9.33-9.36	Delete Policy MP7 and paragraphs 9.33-9.36	The policy duplicates the requirements within the Building Regulations Approved Document R and it is proposed to be deleted, along with the relevant reasoned justification. The aspirations to support the expansion of high speed broadband is suitably captured within Strategic Policy S11.
MM92	Policy PA1, 9.37 and 9.38	<p><i>Amend Section Title to:</i>  <b><u>PROTECTING AMENITY LIVING AND WORKING ENVIRONMENTS</u></b></p> <p><i>Amend para 9.37:</i>  An essential part of high-quality design should be the safeguarding of the living <u>and working</u> environments of existing and future residents.</p> <p><i>Amend policy title:</i>  <b><u>POLICY PA1 - PROTECTING AMENITY LIVING AND WORKING ENVIRONMENTS</u></b></p> <p><i>Substitute the word 'amenities' for the term 'living environments' in PA1 (i):</i>  i. <b>safeguards the amenities living environments of the occupiers of any nearby residential property by ensuring that the development is not</b></p>	<p>To provide clarity to the reader and make clear this policy deals with both living and working environments.</p> <p>The criterion is split into (i) and (ii) to reflect this consideration.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p>overbearing and does not result in unacceptable overlooking or overshadowing. The development shall also not result in excessive noise, activity or vehicle movements; and</p> <p><i>Amend PA1 (ii):</i></p> <p>ii. is compatible with neighbouring or existing uses in the vicinity of the development and protects the wider amenities of the area by ensuring that the development, and its relationship with the surrounding area, avoids unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations or other issues, unless appropriate mitigation measures can be put in place and permanently maintained.</p> <p><i>Substitute the word 'amenities' for the term 'living environments' in second sentence of para 9.38:</i></p> <p>This includes the protection of existing amenity living environments by ensuring there is not excessive noise or unacceptable overlooking created by new development.</p>	
MM93	Tables 5-8 Monitoring Framework	<i>Replace with table in Annex 4</i>	To update the monitoring framework in light of the proposed main modifications and to ensure monitoring is effective
MM94	Appendix A	<p><i>Amend Para A1:</i></p> <p>This Appendix provides information about standards that apply to all new residential developments in Chelmsford including conversions, whether apartments, houses, or houses in Multiple Occupation (HMO's) or extensions. The standards also apply to extensions to existing dwellings in most circumstances, unless it can be demonstrated that the particular site circumstances require a different design approach.</p> <p><i>Amend Para A2:</i></p>	Consequential changes to Appendix A following changes to term 'amenity' in Policy PA1 to be consistent. Changes also correct the status of Appendix A within the Local Plan.

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		<p><del>These standards are provided as an Appendix rather than set out in policies within the Local Plan to enable them to be reviewed and updated more readily. They standards are guidance to be applied to planning applications and seek to ensure new developments will meet the needs of their occupiers, minimise the impact of new developments on surrounding occupiers and encourage higher rates of recycling. Detailed guidance is contained within the Council's Making Places Supplementary Planning Document. Where relevant, links have been provided to other Council documents or national standards.</del></p> <p><i>Amend Para A3:</i> ...and a good standard of <del>amenity</del> <u>living environment</u> ...</p> <p><i>Amend text following Table 9:</i> * For tall buildings (above <del>6</del> <u>5</u> storeys or 16 metres) ...</p> <p><i>Amend caption for Figure 12:</i> Separation distances and <del>amenity standards</del> <u>private garden</u> space for a small ...</p>	
MM95	Appendix B Housing Site Breakdown	<i>Delete Appendix B</i>	Appendix B was intended to assist with the understanding of how elements of the housing numbers were derived to assist with the consultation process. It is not referred to anywhere in the Plan and the status of sites has now moved on so it is no longer required.
MM96	Appendix C	Update Housing Trajectory to include Windfall figures for year 6 onwards in accordance with Annex 5 attached to this Schedule.	To ensure the numbers in Strategic Policy S9 are correctly reflected in the Trajectory and to provide an annual

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification
		<p><i>Replace with Local Plan Housing Trajectory, Employment Trajectory and Gypsy, Traveller and Travelling Showpeople Trajectory 2019 in Annex 5.</i></p> <p><i>Replace Figure 15: 2013-2036 Housing Trajectory in Annex 5.</i></p> <p><i>Reflect the updates to the Housing Trajectory delivery timescales in reasoned justification for the following paragraphs 7.48, 7.58, 7.64, 7.74, 7.84, 7.111, 7.125, 7.172, 7.188, 7.197, 7.242, 7.257, 7.269, 7.282, 7.306, 7.313, 7.325 and 7.346.</i></p> <p><i>In addition, amend the format of dates for example <del>20XX/XX</del> and <del>20XX/20XX</del> to <u>20XX</u> and <u>20XX</u> for the following paragraph 7.143, 7.156, 7.209 and 7.301.</i></p> <p><i>Amend C2:</i>  C2 For each of the above, timeframes for development have been projected based on the following information: <ul style="list-style-type: none"> <li>Published housing completions for years 2013/14 to <del>2018/1916/17</del></li> <li>Known planning permissions and expected time frames for development, based on developers' projected build out rates (sourced from the April 2019<del>7</del>-Housing Site Schedule) for years 2019<del>7</del>/19<del>8</del> to 2023<del>1</del>/24<del>2</del></li> <li>Expected time frames for the development of Pre-Submission Local Plan allocations, based on projected build out rates and information from site promoters for years 2019<del>7</del>/19<del>8</del> to 2023<del>1</del>/23<del>2</del> as applicable</li> </ul> </p>	update which will need to be taken into account at the time of publication.
MM97	APPENDIX D	<i>Delete Appendix D – North Chelmsford Area Action Plan</i>	Deletion to ensure the plan is sound by removing this extract of the AAP as it is to be superseded by the Plan (see also MM14)



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MM98	11.2	<i>Amend third sentence of para 11.2 to:</i> These include a Review of the Defined Settlement and Urban Area Boundaries 2018, <u>and</u> an Open Space Assessment 2016. <del>and a review of Green Wedges and Green Corridors 2017.</del>	For effectiveness and consistency with other policies.

## ANNEX 1

### SCHEDULE OF SUPERSEDED DOCUMENTS AND POLICIES

In accordance with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the following Development Plan Documents and Policies will be superseded by the Local Plan:

<b>Superseded Development Plan Document</b>	<b>Date Adopted</b>
Core Strategy and Development Control Policies	February 2008
Core Strategy and Development Control Policies Focused Review	December 2013
Chelmsford Town Centre Area Action Plan	August 2008
North Chelmsford Area Action Plan	July 2011
Site Allocations	February 2012

<b>Superseded Core Strategy and Development Control Policies</b>	<b>Pre-Submission Local Plan Policies</b>
CP1 Securing Sustainable Development	None relevant
CP2 The Borough Wide Spatial Strategy	S8 Housing and Employment Requirements S9 The Spatial Strategy
CP3 Phasing of Development	S1 Spatial Principles S9 The Spatial Strategy
CP4 Securing Infrastructure	S11 Infrastructure Requirements S12 Securing Infrastructure and Impact Mitigation
CP5 Containing Urban Growth	S1 Spatial Principles S9 The Spatial Strategy
CP6 Promoting Urban Renaissance	S1 Spatial Principles
CP7 Area Action Plans	None relevant
CP8 Promoting Accessibility	S1 Spatial Principles MP2 Design and Place Shaping Principles in Major Developments
CP9 Protecting Areas of Natural and Built Heritage and Archaeological Importance	S5 Conserving and Enhancing the Historic Environment HE3 Archaeology
CP10 Protection from Flooding	S3 Addressing Climate Change and Flood Risk NE3 Flooding/SUDS
CP11 Energy and Resource Efficiency, Renewable Energy and Recycling	S3 Addressing Climate Change and Flood Risk NE4 Renewable and Low Carbon Energy

<b>Superseded Core Strategy and Development Control Policies</b>	<b>Pre-Submission Local Plan Policies</b>
CP12 Protecting and Enhancing Recreational Provision	S7 Protecting and Enhancing Community Assets
CP13 Minimising Environmental Impact	S3 Addressing Climate Change and Flood Risk S6 Conserving and Enhancing the Natural Environment PA1 Protecting Amenity
CP14 Environmental Quality and Landscape Character	S13 The Role of the Countryside
CP15 Meeting the Housing Needs of Our Communities	S8 Housing and Employment Requirements HO1 Size and Type of Housing HO2 Affordable Housing and Rural Exception Sites
CP16 Promoting Social Inclusion	S9 The Spatial Strategy
CP17 Reducing Deprivation	S7 Protecting and Enhancing Community Assets S8 Housing and Employment Requirements S9 The Spatial Strategy S10 Delivering Economic Growth S11 Infrastructure Requirements S12 Securing Infrastructure and Impact Mitigation
CP18 Providing New Community and Social Features in Major New Development	S7 Protecting and Enhancing Community Assets S12 Securing Infrastructure and Impact Mitigation
CP19 Improving Links Between Developments	S11 Infrastructure Requirements S12 Securing Infrastructure and Impact Mitigation MP2 Design and Place Shaping Principles in Major Developments
CP20 Achieving Well Designed High Quality Places	MP1 High Quality and Inclusive Design MP2 Design and Place Shaping Principles in Major Developments
CP21 Ensuring Buildings are Well Designed	MP1 High Quality and Inclusive Design MP3 Sustainable Buildings
CP22 Securing Economic Growth	S10 Delivering Economic Growth
CP23 Reinforcing the Regional Role of Chelmsford	S14 Role of City, Town and Neighbourhood Centres
CP24 Promoting Chelmsford's Role as a Regional Transport Node	S11 Infrastructure Requirements
CP25 Supporting South Woodham Ferrers Town Centre and Neighbourhood Centres	S14 Role of City, Town and Neighbourhood Centres
CP 26 Freight Transport	S11 Infrastructure Requirements
DC1 – Managing Development in the Metropolitan Green Belt	S1 Spatial Principles S13 The Role of the Countryside Depending on type of development: CO2 New Buildings and Structures in the Green Belt CO5 Infilling in the Green Belt, Green Wedge, Green Corridors and Rural Area

Superseded Core Strategy and Development Control Policies	Pre-Submission Local Plan Policies
	CO6 Change of Use (Land and Buildings) and Engineering Operations CO7 Extensions to Existing Buildings Within the Green Belt, Green Wedge, Green Corridors and Rural Area CO8 Rural and Agricultural/Forestry Workers' Dwellings
DC2 Managing Development in the Countryside Beyond the Green Belt	S13 The Role of the Countryside CO4 New Buildings and Structures in the Rural Area CO5 Infilling in the Green Belt, Green Wedge, Green Corridors and Rural Area CO6 Change of Use (Land and Buildings) and Engineering Operations CO7 Extensions to Existing Buildings Within the Green Belt, Green Wedge, Green Corridors and Rural Area CO8 Rural and Agricultural/Forestry Workers' Dwellings
DC3 Managing Development Density in Different Locations	MP1 High Quality and Inclusive Design
DC4 Protecting Existing Amenity	PA1 Protecting Amenity
DC5 Securing Mixed Uses in Major Development in the Town Centres and Principal Neighbourhood Centres	S14 Role of City, Town and Neighbourhood Centres MP2 Design and Place Shaping Principles in Major Developments EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC6 Transport Assessments	Now a validation requirement
DC7 Vehicle Parking Standards at Developments	MP5 Parking Standards
DC8 Health Impact Assessments	Now a validation requirement
DC9 Green Wedges	S13 The Role of the Countryside Depending on type of development: CO3 New Buildings and Structures in the Green Wedge and Green Corridors CO5 Infilling in the Green Belt, Green Wedge, Green Corridors and Rural Area CO6 Change of Use (Land and Buildings) and Engineering Operations CO7 Extensions to Existing Buildings Within the Green Belt, Green Wedge, Green Corridors and Rural Area CO8 Rural and Agricultural/Forestry Workers' Dwellings

<b>Superseded Core Strategy and Development Control Policies</b>	<b>Pre-Submission Local Plan Policies</b>
DC10 Coastal Protection Belt	S6 Conserving and Enhancing the Natural Environment NE1 Ecology and Biodiversity
DC11 Replacement Dwellings and Buildings in the Countryside	S13 The Role of the Countryside Depending on location: CO2 New Buildings and Structures in the Green Belt CO3 New Buildings and Structures in the Green Wedge and Green Corridors CO4 New Buildings and Structures in the Rural Area
DC12 Infilling in the Countryside	S13 The Role of the Countryside CO5 Infilling in the Green Belt, Green Wedge, Green Corridors and Rural Area
DC13 Sites of Biodiversity and Geological Value	S6 Conserving and Enhancing the Natural Environment NE1 Ecology and Biodiversity
DC14 Protected Trees and Hedges	S6 Conserving and Enhancing the Natural Environment NE2 Trees, Woodland and Landscape Features
DC15 Protected Lanes	S5 Conserving and Enhancing the Historic Environment HE2 Non-Designated Heritage Assets
DC16 Development Adjacent to Watercourses	S5 Conserving and Enhancing the Natural Environment NE1 Ecology and Biodiversity NE2 Trees, Woodland and Landscape Features
DC17 Conservation Areas	S35 Conserving and Enhancing the Historic Environment HE1 Designated Heritage Assets
DC18 Listed Buildings	S5 Conserving and Enhancing the Historic Environment HE1 Designated Heritage Assets
DC19 Scheduled Ancient Monuments	S5 Conserving and Enhancing the Historic Environment HE1 Designated Heritage Assets
DC20 Registered Parks and Gardens	S5 Conserving and Enhancing the Historic Environment HE1 Designated Heritage Assets
DC21 Archaeology	S5 Conserving and Enhancing the Historic Environment HE3 Archaeology
DC22 Areas of Flood Risk	S3 Addressing Climate Change and Flood Risk S11 Infrastructure Requirements NE3 Flooding/SUDS

<b>Superseded Core Strategy and Development Control Policies</b>	<b>Pre-Submission Local Plan Policies</b>
DC23 Promoting Renewable and Low Carbon Energy Projects	S3 Addressing Climate Change and Flood Risk NE4 Renewable and Low Carbon Energy
DC24 Energy Efficient Design and Use of Materials	S3 Addressing Climate Change and Flood Risk MP3 Sustainable Buildings
DC25 Water Efficiency and Sustainable Drainage Systems	S3 Addressing Climate Change and Flood Risk NE3 Flooding/SUDS
DC26 Contaminated Land	PA2 Contamination and Pollution
DC27 Development on or Lying Near or Adjacent to Hazardous Substance Sites	PA2 Contamination and Pollution
DC28 Air Quality	PA1 Protecting Amenity PA2 Contamination and Pollution
DC29 Amenity and Pollution	PA1 Protecting Amenity PA2 Contamination and Pollution
DC30 Protecting Existing Housing	S8 Housing and Employment Requirements HO1 Size and Type of Housing
DC31 The Provision of Affordable Housing	S8 Housing and Employment Requirements HO2 Affordable Housing and Rural Exception Sites
DC32 Rural Housing Need	S8 Housing and Employment Requirements HO2 Affordable Housing and Rural Exception Sites
DC33 Agricultural/Rural Workers' Dwellings	S13 The Role of the Countryside CO8 Rural and Agricultural/Forestry Workers' Dwellings
DC34 Gypsy and Traveller Accommodation	S8 Housing and Employment Requirements HO3 Gypsy, Traveller and Travelling Showpeople Sites
DC35 Specialist Residential Accommodation	S8 Housing and Employment Requirements HO1 Size and Type of Housing
DC36 Accessible and Adaptable Developments	HO1 Size and Type of Housing
DC37 Protecting Existing Local Community Services	S7 Protecting and Enhancing Community Assets CF2 Protecting Community Facilities CF3 Education Establishments
DC38 Promoting Sport, Leisure, Recreation and Tourism	S7 Protecting and Enhancing Community Assets CF1 Delivering Community Facilities
DC39 Protecting and Enhancing Open Spaces and Indoor Sports Facilities	S7 Protecting and Enhancing Community Assets CF2 Protecting Community Facilities
DC40 Public Open Space for New Residential Developments	S11 Infrastructure Requirements MP2 Design and Place Shaping Principles in Major Developments

Superseded Core Strategy and Development Control Policies	Pre-Submission Local Plan Policies
	MP4 Design Specification for Dwellings and Houses in Multiple Occupation
DC41 Traffic Management Measures	S11 Infrastructure Requirements S12 Securing Infrastructure and Impact Mitigation MP2 Design and Place Shaping Principles in Major Developments
DC42 Site Planning	MP2 Design and Place Shaping Principles in Major Developments MP4 Design Specification for Dwellings and Housing in Multiple Occupation
DC43 Promoting Public Art in New Development	S11 Infrastructure Requirements MP2 Design and Place Shaping Principles in Major Developments
DC44 Private Amenity Space	MP4 Design Specification for Dwellings and Housing in Multiple Occupation
DC45 Achieving High Quality Development	MP1 High Quality Design MP6 Tall Buildings
DC46 Sub-Division of Dwellings	MP4 Design Specification for Dwellings and Housing in Multiple Occupation
DC47 Extensions to Dwellings or Buildings	MP1 High Quality Design Depending on location: CO7 Extensions to Existing Buildings Within the Green Belt, Green Wedge, Green Corridors and Rural Area
DC48 Employment Areas	S10 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC49 Range of Unit Sizes	S10 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC50 Promotion of Employment Clusters	S8 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC51 Location of Business Development	S10 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC52 Industrial and Warehouse Development	S10 Delivering Economic Growth EM1 Employment Areas and Rural Employment Areas
DC53 Employment Within Rural Areas	EM1 Employment Areas and Rural Employment Areas Depending on location: CO3 New Buildings and Structures in the Green Wedge and Green Corridors

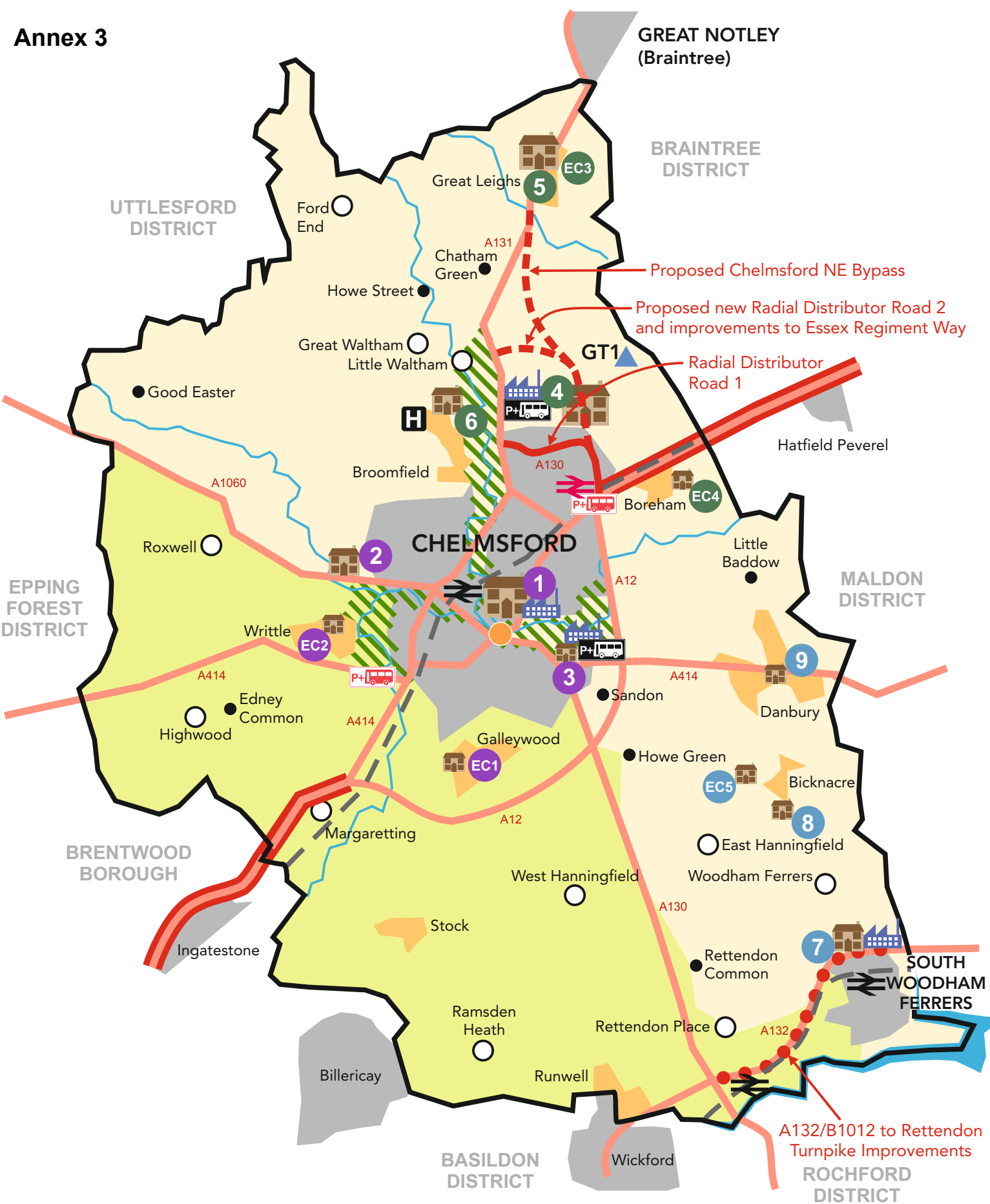
Superseded Core Strategy and Development Control Policies	Pre-Submission Local Plan Policies
	CO4 New Buildings and Structures in the Rural Area CO6 Change of Use (Land and Buildings) and Engineering Operations
DC54 Entertainment and Hot Food Uses	PA1 Protecting Amenity EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC55 Hotel and Visitor Accommodation	S14 Role of City, Town and Neighbourhood Centres
DC56 Farm Diversification	S13 The Role of the Countryside CO6 Change of Use (Land and Buildings) and Engineering Operations
DC57 Re-use of Rural Buildings	S13 The Role of the Countryside CO6 Change of Use (Land and Buildings) and Engineering Operations
DC58 Telecommunications	S11 Infrastructure Requirements Depending on location: CO3 New Buildings and Structures in the Green Wedge and Green Corridors CO4 New Buildings and Structures in the Rural Area
DC59 Primary Frontages in Chelmsford and South Woodham Ferrers	S14 Role of City, Town and Neighbourhood Centres EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC60 Secondary Frontages in Chelmsford and South Woodham Ferrers	S14 Role of City, Town and Neighbourhood Centres EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC61 Park and Ride	S11 Infrastructure Requirements Depending on location: CO2 New Buildings and Structures in the Green Belt CO3 New Buildings and Structures in the Green Wedge and Green Corridors CO4 New Buildings and Structures in the Rural Area
DC62 Public Car Parking Provision	MP5 Parking Standards
DC63 Neighbourhood Centres	S14 Role of City, Town and Neighbourhood Centres EM2 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
DC64 Car Parking in South Woodham Ferrers Town Centre	MP5 Parking Standards



**Annex 2 - New S9 table for Main Modifications Schedule (MM13):**

Development Allocations to 2036		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net new Employment Floorspace
<b>Growth Area 1 – Central and Urban Chelmsford</b>					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	2,381			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 South of Maldon Road	100			
3d	East Chelmsford – Land North of Maldon Road	50			
EC1	Land North of Galleywood Reservoir	13			
EC2	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Area Total		3,619		5	9,000sqm Office, 11,500sqm Food Retail
<b>Growth Area 2 – North Chelmsford</b>					
Site/Location					
4	North East Chelmsford	3,000		9	40,000sqm 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 Banters Lane	100			
6	North of Broomfield	450			
EC3	Great Leighs – Land East of Main Road	100			
EC4	East of Boreham	143			
GT1	Drakes Lane, Little Waltham		10		
Area Total		4,793	10	14	40,000sqm Office/Business Park
Growth Area 3 – South and East Chelmsford					
Site/Location					
7	North of South Woodham Ferrers	1,000		5	1,000sqm Business Space 1,900sqm Food Retail
8	South of Bicknacre	35			
9	Danbury	100			
EC5	St Giles, Bicknacre	32			
Area Total		1,167		5	1,000sqm Business Space
Total New Local Plan Allocations		9,579	10	24	
Windfall Allowance 2024-2036		1,200			
Total		10,779	10	24	55,000sqm Office/Business Space, 13,400sqm Food Retail



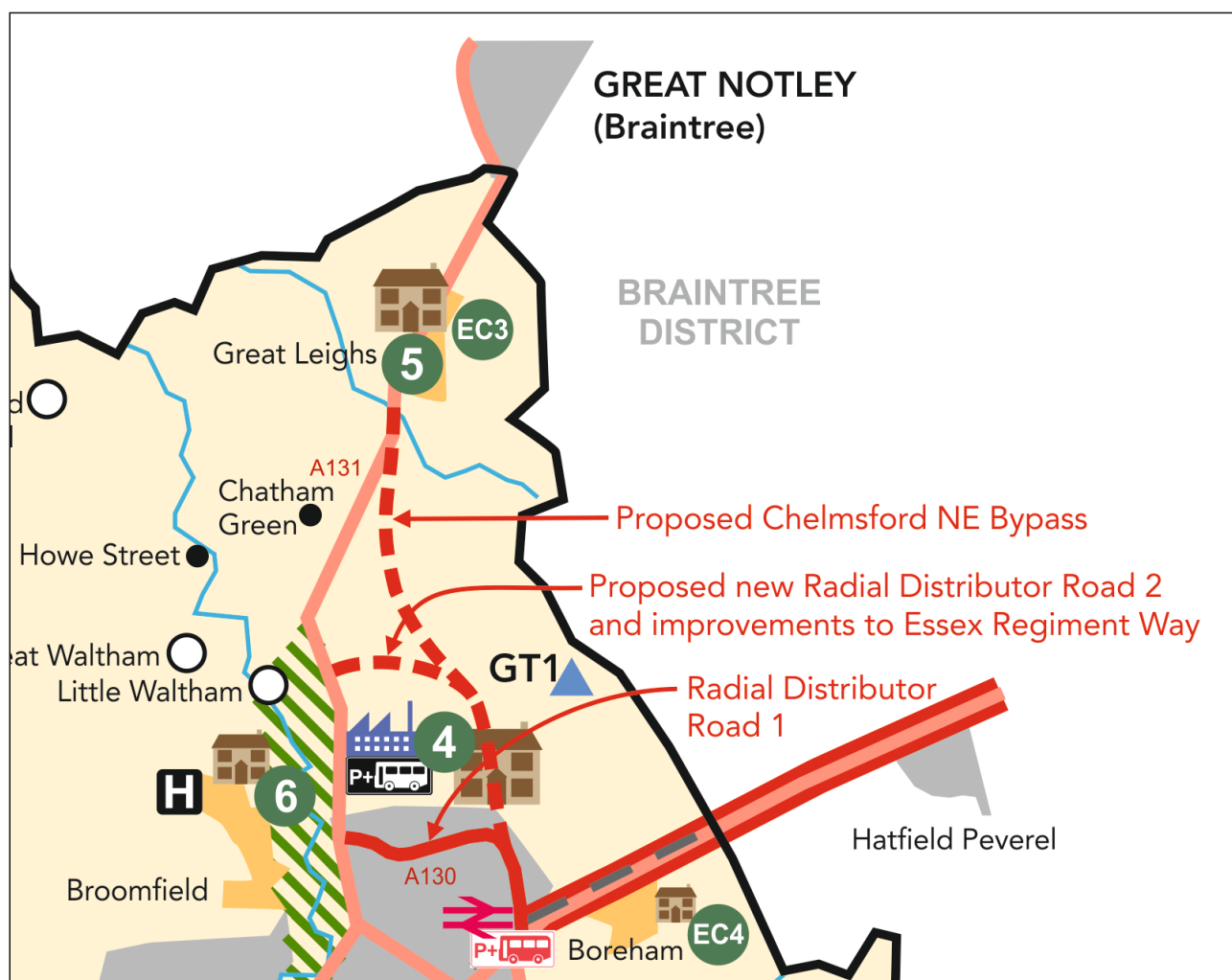
- |                                     |                        |                                     |
|-------------------------------------|------------------------|-------------------------------------|
| STRATEGIC EMPLOYMENT LOCATION       | CITY / TOWN            | PARK AND RIDE                       |
| HOUSING: CHELMSFORD CENTRAL & URBAN | KEY SERVICE SETTLEMENT | PROPOSED STRATEGIC NEW ROAD         |
| HOUSING: NORTH CHELMSFORD           | SERVICE SETTLEMENT     | IMPROVEMENTS TO ROAD CORRIDOR       |
| HOUSING: SOUTH CHELMSFORD           | SMALL SETTLEMENT       | MAJOR ROADS                         |
| GYPSY AND TRAVELLER SITE            | PROPOSED RAIL STATION  | A12 IMPROVEMENTS                    |
| GREEN BELT                          | RAIL STATION           | ARMY AND NAVY JUNCTION IMPROVEMENTS |
| GREEN WEDGE                         | RAILWAY LINE           | BROOMFIELD HOSPITAL                 |
| RURAL AREA                          | PROPOSED PARK AND RIDE | RIVER                               |

# GROWTH AREA 1 CENTRAL



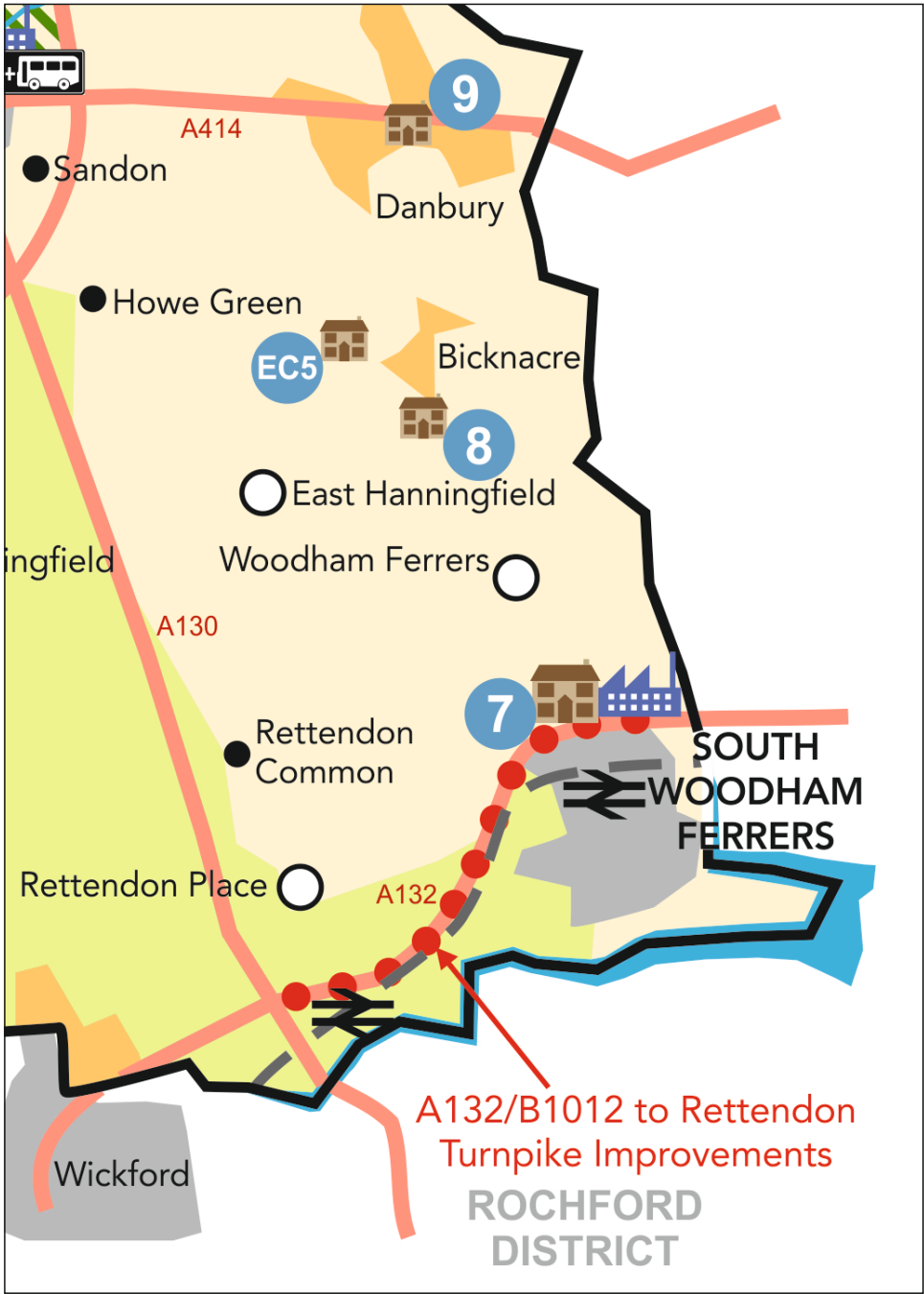
	STRATEGIC EMPLOYMENT LOCATION		CITY / TOWN		PARK AND RIDE
	HOUSING: CHELMSFORD CENTRAL & URBAN		KEY SERVICE SETTLEMENT		PROPOSED STRATEGIC NEW ROAD
	HOUSING: NORTH CHELMSFORD		SERVICE SETTLEMENT		IMPROVEMENTS TO ROAD CORRIDOR
	HOUSING: SOUTH CHELMSFORD		SMALL SETTLEMENT		MAJOR ROADS
	GYPSY AND TRAVELLER SITE		PROPOSED RAIL STATION		A12 IMPROVEMENTS
	GREEN BELT		RAIL STATION		ARMY AND NAVY JUNCTION IMPROVEMENTS
	GREEN WEDGE		RAILWAY LINE		BROOMFIELD HOSPITAL
	RURAL AREA		PROPOSED PARK AND RIDE		RIVER

# GROWTH AREA 2 NORTH



	STRATEGIC EMPLOYMENT LOCATION		CITY / TOWN		PARK AND RIDE
	HOUSING: CHELMSFORD CENTRAL & URBAN		KEY SERVICE SETTLEMENT		PROPOSED STRATEGIC NEW ROAD
	HOUSING: NORTH CHELMSFORD		SERVICE SETTLEMENT		IMPROVEMENTS TO ROAD CORRIDOR
	HOUSING: SOUTH CHELMSFORD		SMALL SETTLEMENT		MAJOR ROADS
	GYPSY AND TRAVELLER SITE		PROPOSED RAIL STATION		A12 IMPROVEMENTS
	GREEN BELT		RAIL STATION		ARMY AND NAVY JUNCTION IMPROVEMENTS
	GREEN WEDGE		RAILWAY LINE		BROOMFIELD HOSPITAL
	RURAL AREA		PROPOSED PARK AND RIDE		RIVER

# GROWTH AREA 3 SOUTH



	STRATEGIC EMPLOYMENT LOCATION		CITY / TOWN		PARK AND RIDE
	HOUSING: CHELMSFORD CENTRAL & URBAN		KEY SERVICE SETTLEMENT		PROPOSED STRATEGIC NEW ROAD
	HOUSING: NORTH CHELMSFORD		SERVICE SETTLEMENT		IMPROVEMENTS TO ROAD CORRIDOR
	HOUSING: SOUTH CHELMSFORD		SMALL SETTLEMENT		MAJOR ROADS
	GYPSY AND TRAVELLER SITE		PROPOSED RAIL STATION		A12 IMPROVEMENTS
	GREEN BELT		RAILWAY LINE		ARMY AND NAVY JUNCTION IMPROVEMENTS
	GREEN WEDGE		RAIL STATION		BROOMFIELD HOSPITAL
	RURAL AREA		PROPOSED PARK AND RIDE		RIVER

## Annex 4 - Section 10 - Monitoring and Implementation

**Table #: Monitoring Framework**

Please note that in respect to Key indicator ‘Appeal Decisions’, the Council will monitor appeal decisions from the Planning Inspectorate and use these to monitor the effectiveness of Local Plan policies in accordance with the relevant triggers for action. The Monitoring Framework makes reference to a Strategic Housing and Employment Availability Assessment (SHELAA). This will replace the existing Strategic Land Availability Assessment (SLAA).

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Strategic Policy S1 – Spatial Principles</b>	All	Covered by other indicators within the Monitoring Framework	-	-	-
<b>Strategic Policy S3 – Addressing Climate Change and Flood Risk</b>	1, 5	Covered by other indicators within the Monitoring Framework	-	-	-
<b>Strategic Policy S5 – Conserving and Enhancing the Historic Environment</b>	1, 7	<p>Number of Conservation Area Appraisals and Management Plans completed</p> <p>Number of Parishes assessed for the Register of Buildings of Local Value</p> <p>Number of sites and buildings added to National Heritage at Risk Register</p> <p>Number of sites and buildings removed from the National Heritage at Risk Register</p> <p>Number of sites and buildings added to the local Buildings at Risk Register</p> <p>Number of sites and buildings removed from the local Buildings at Risk Register</p>	<p>Completion of two Conservation Area Appraisals and Management Plans per year.</p> <p>Completion of two Parish assessments for the Register of Buildings of Local Value per year.</p> <p>Production of the National Heritage at Risk Register annually.</p> <p>Production of a local Buildings at Risk Register annually.</p> <p>Removal of two sites or buildings per annum from the local Buildings at Risk Register.</p>	<p>(1) Failure to complete two Conservation Area Appraisals and Management Plans each year.</p> <p>(2) Failure to complete two Parish assessments for the Register of Buildings of Local Value each year.</p> <p>(3) Failure to remove two sites or buildings from the updated local Buildings at Risk Register each year.</p>	<p>(1-3) Consider how the Council can contribute to measures to improve the protection and enhancement of the character and setting of Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens.</p> <p>(1-3) Consider how the Council can contribute to measures to improve the protection of significant non-designated heritage assets.</p> <p>(3) Consider how the Council can contribute to measures to improve the condition of the “at risk” heritage assets.</p> <p>(1-3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Strategic Policy S6 – Conserving and Enhancing the Natural Environment</b>	1, 6, 7	Covered by other indicators within the monitoring framework	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Strategic Policy S7 – Protecting and Enhancing Community Assets</b>	1, 6	Covered by other indicators within the monitoring framework	-	-	-
<b>Strategic Policy S8 – Housing and Employment Requirements</b>	1, 3	<p>Number of net new dwellings,</p> <p>Number of net new Gypsy and Traveller pitches</p> <p>Number of net new Travelling Show People Plots</p> <p>Net additional employment floorspace completed including by type</p>	<p>805 net new dwellings per annum</p> <p>21,872 net new dwellings by 2036</p> <p>9 net new Gypsy and Traveller pitches by 2036</p> <p>24 net new Travelling Showpeople Plots by 2036</p> <p>55,000 sqm of net new Employment floorspace by 2036</p> <p>Up to 13,400 sqm of additional convenience retail floorspace by 2036.</p>	<p>(1) Failure to deliver 95% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test.</p> <p>(2) Failure to deliver 85% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test.</p> <p>(3) Failure to deliver 75% of the number of net new homes required over a 3-year rolling period (when the transitional arrangement has ended) as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test.</p> <p>(4) Failure to deliver the 9 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory.</p> <p>(5) Failure to deliver 24 net new Travelling Showpeople in accordance with the Local Plan Trajectory.</p> <p>(6) Failure to deliver 55,000 sqm of net new Employment floorspace in accordance with the Local Plan Trajectory.</p> <p>(7) Failure to deliver up to 11,500 sqm of additional convenience retail floorspace within the City Centre or Designated Centres within the Chelmsford Urban Area in accordance with the Local Plan Trajectory.</p> <p>(8) Failure to deliver 1,900 sqm of additional convenience retail floorspace at South Woodham Ferrers in accordance with the Local Plan Trajectory.</p>	<p>(1 &amp; 2) Publish an action plan in the Housing Implementation Strategy setting out key reasons for the situation and actions the Council and other parties need to take.</p> <p>(2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply.</p> <p>(3) Instigate a full or focused formal review of the Local Plan.</p> <p>(4) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers.</p> <p>(5) Refreshing the SHELAA to identify potentially suitable and available pitches for Travelling Showpeople.</p> <p>(6) Refreshing the SHELAA to identify potentially suitable and available employment floorspace.</p> <p>(7 &amp; 8) Refreshing the SHELAA to identify potentially suitable and available convenience retail floorspace.</p> <p>(2-8) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Strategic Policy S9 – The Spatial Strategy</b>	1, 3, 4, 5, 6, 7, 8, 9	<p>Number of Masterplans approved by the Council</p> <p>Planning Permissions granted for strategic sites</p> <p>Planning permissions for windfall sites where part of the site is Grade 3a or above and is in agricultural use.</p> <p>Area of Grade 3a or above lost to agricultural use as a result of all development.</p>	<p>Growth Area 1: Net new homes – 3,764 Travelling Showpeople Plots – 5 Office and Business sqm – 9,500 Food Retail sqm – up to 11,500</p> <p>Growth Area 2: Net new homes – 7,011 Travelling Showpeople Plots - 14 Gypsy and Traveller Pitches – 10 Office and Business sqm – 85,000</p> <p>Growth Area 3: Net new homes – 1,162 Travelling Showpeople Plots – 5 Office sqm – 1,000 Food retail sqm – 1,900</p> <p>Growth Areas 1 – 3 Windfall Allowance 2021-2036 – 1,300</p>	<p>(1) Growth Area 1 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory.</p> <p>(2) Growth Area 2 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory.</p> <p>(3) Growth Area 3 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory.</p> <p>(4) Windfall allowance for years 1 – 5 in Local Plan Trajectory falls below 100 dwellings in any given year.</p> <p>(5) Area of Grade 3 or above agricultural land lost from windfall development exceeds 3% of the total Grade 3 land or above in Chelmsford as at the beginning of the Plan period (excluding allocated sites).</p>	<p>(1, 2 &amp; 3) Consider the reasons for any imbalance in delivery compared to the targets and whether there are any obstacles to delivery affecting sites and / or particular forms of development on particular sites in particular locations.</p> <p>(1, 2 &amp; 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p> <p>(4) Review the Windfall Allowance from 2021 onwards.</p> <p>(5) Consider how the Council can contribute to measures to prevent the loss of Grade 3a or above land in agricultural use.</p> <p>(1-5) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Strategic Policy S10 – Delivering Economic Growth</b>	1, 3	Covered by other indicators within the monitoring framework	-	-	-
<b>Strategic Policy S11 – Infrastructure Requirements</b>	1, 5, 6	Covered by other indicators within the monitoring framework.	-	-	-
<b>Strategic Policy S12 – Securing Infrastructure and Impact Mitigation</b>	1, 3, 5, 6	<p>Infrastructure phasing for the Strategic Growth Sites in the IDP</p> <p>Key infrastructure identified in adopted Masterplans on Strategic Growth Sites</p> <p>Planning Permissions granted on Strategic Growth Sites</p>	<p>(1) Strategic Growth Sites 1 Chelmsford Urban Area Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p>	<p>(1) Strategic Growth Sites 1 Chelmsford Urban Area Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(2) Strategic Growth Site 2 West Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and</p>	<p>(1 -7) Consider the reasons for any imbalance in the type and timing of key infrastructure delivery and whether there are any obstacles to delivery of infrastructure requirement on particular sites / in particular locations.</p> <p>(1-7) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
		Key infrastructure secured through Planning Obligations on Strategic Growth sites	<p>(3) Strategic Growth Site 3 East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(4) Strategic Growth Site 4 North East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(5) Strategic Growth Site 5 Great Leighs Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(6) Strategic Growth Site 6 North of Broomfield Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(7) Strategic Growth Site 7 North of South Woodham Ferrers Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p>	<p>planning obligations do not match the requirements in the IDP.</p> <p>(3) Strategic Growth Sites 3 East of Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(4) Strategic Growth Site 4 North East Chelmsford Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(5) Strategic Growth Sites 5 Great Leighs Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(6) Strategic Growth Site 6 North of Broomfield Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(7) Strategic Growth Site 7 North of South Woodham Ferrers Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p>	
<b>Strategic Policy S13 – The role of the Countryside</b>	1, 7	Covered by other indicators within the monitoring framework	-	-	-
<b>Strategic Policy S14 – Role of City, Town and Neighbourhood Centres</b>	1, 8, 9	Covered by other indicators within the monitoring framework	-	-	-

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Strategic Policy S15 – Monitoring and Review</b>	1	Covered by other indicators within the monitoring framework		-	-
<b>Policy HO1 – Size and Type of Housing</b>	6	<p>Net additional dwellings completed by size and type</p> <p>Number of new dwellings on developments of 10 or more not achieving M4(2) of the Building Regulations 2015</p> <p>Number of new affordable dwellings on developments of 30 or more dwellings achieving M4(3) of the Building Regulations 2015</p> <p>Number of self-build homes achieved on developments of more than 100 dwellings</p> <p>Number and type of Specialist Residential Accommodation achieved on developments of more than 100 dwellings</p>	<p>Within all developments of 10 or more dwellings provision of an appropriate mix of dwellings types and sizes that contribute to current and future housing needs and create mixed communities</p> <p>Within all developments of 10 or more dwellings each dwelling to be constructed to meet requirement M4(2)</p> <p>On developments of 30 or more dwellings 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015</p> <p>On developments of more than 100 dwellings 5% self-build homes to be delivered</p> <p>On developments of more than 100 dwellings an appropriate provisions of Specialist Residential Accommodation to be achieved</p>	<p>(1) Cumulative mix of dwellings types and sizes on development of 10 or more dwellings varies by more than 15% for each indicative size set out in the Reasoned Justification for Policy HO1.</p> <p>(2) 20% of all dwellings on developments of 10 or more dwellings do not meet requirement M4(2)</p> <p>(3) Less than 3% of new affordable dwellings on developments of 30 or more dwellings are being built to meet requirement M4(3) of the Building Regulations 2015.</p> <p>(4) Less than 3% of self-build homes are being delivered on developments of more than 100 dwellings.</p> <p>(5) On more than 5 (cumulative) developments of more than 100 dwellings there is no provision of Specialist Residential Accommodation.</p>	<p>(1 – 5) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1 - 5) Identify any consistent factors contributing towards triggers and consider if these can be overcome.</p> <p>(1-5) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy HO2 – Affordable Housing and Rural Exception Sites</b>	6	<p>Net affordable housing completions on threshold sites</p> <p>Appeal Decisions</p>	<p>To achieve 35% of affordable homes on threshold sites</p> <p>Not to exceed 50% of market housing on rural exception sites</p>	<p>(1) 20% of threshold sites are achieving less than 35% affordable homes.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for Rural Exceptions sites containing more than 50% market housing.</p>	<p>(1 – 2) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-2) Identify any consistent factors contributing towards triggers and consider if these can be overcome.</p> <p>(1 – 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Policy HO3 – Gypsy, Traveller and Travelling Showpeople Sites</b>	6	<p>Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved and completed</p> <p>Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses</p>	<p>To achieve 9 new Gypsy and Traveller pitches and 24 new Travelling Showpeople plots by 2036.</p> <p>No net loss of pitches or plots.</p>	<p>(1) Failure to deliver 9 net new Gypsy and traveller pitches in accordance with the Local Plan Trajectory.</p> <p>(2) Failure to deliver 24 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory.</p> <p>(3) Net loss of pitches or plots.</p>	<p>(1) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers.</p> <p>(2) Refreshing the SHELAA to identify potentially suitable and available pitches for Travelling Showpeople.</p> <p>(1 – 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy EM1 – Employment Areas and Rural Employment Areas</b>	8	<p>Employment land availability by type</p> <p>Loss of allocated employment areas for non-employment uses</p> <p>Loss of employment floorspace by type</p>	No loss of allocated employment areas for non-employment uses	(1) 20% loss of Class B uses floorspace and failure to provide sui-generis uses of a similar employment nature within Employment Areas and Rural Employment Areas.	<p>(1) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1) Refreshing the SHELAA to identify potentially replacement suitable and available employment floorspace.</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy EM2 – Primary and Secondary Frontages in Chelmsford City Centre and South Woodham Ferrers, Neighbourhood Centres and upper floors</b>	4, 6, 8	<p>Amount of different types of uses permitted on ground floors within primary frontages in Chelmsford City Centre and South Woodham Ferrers Town Centre as shown on the Policies Map</p> <p>Amount of different types of uses permitted on ground floors within secondary frontages in Chelmsford City Centre and South Woodham Ferrers Town Centre as shown on the Policies Map</p> <p>Amount of different types of uses permitted on ground floor within secondary shopping frontages outside of the Primary Shopping Area as shown on the Policies Map</p> <p>Amounts of different types of use permitted on ground floors within Neighbourhood Centres as shown on Policies Map</p>	<p>80% of ground floor primary retail frontage in Class A1 uses in Chelmsford City Centre and South Woodham Ferrers Town Centre.</p> <p>60% of ground floor secondary retail frontage in Class A1 uses in Chelmsford City Centre and South Woodham Ferrers Town Centre.</p> <p>60% of ground floor secondary retail frontage in Class A1 uses outside of the Primary Shopping Areas</p> <p>80% of ground floor primary retail frontage in Class A1 uses in Neighbourhood Centres.</p>	<p>(1) 20% reduction in primary ground floor retail frontage in A1 uses (from the 2019 baseline) in Chelmsford City Centre or South Woodham Ferrers Town Centre.</p> <p>(2) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 2019 baseline) in Chelmsford City Centre or South Woodham Ferrers Town Centre.</p> <p>(3) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 2019 baseline) outside of the Primary Shopping Areas.</p> <p>(4) 20% reduction in primary ground floor retail frontage in Class A1 uses (from the 2019 baseline) in Neighbourhood Centres.</p>	<p>(1-4) Consider the circumstances of the permissions that have led to the trigger point being reached and carry out an annual survey and assessment of floorspace change within the retail area.</p> <p>(1-4) Refreshing the SHELAA to identify potentially replacement suitable and available retail floorspace.</p> <p>(1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Policy CO2 – New Buildings and Structures in the Green Belt</b>	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Green Belt are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Belt.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Belt.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Belt.</p>	<p>(1-3) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy CO3 – New Buildings and Structures in the Green Wedges</b>	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Green Wedges are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Wedge.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Wedge.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Wedge.</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in the Green Wedge.</p>	<p>(1-4) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Policy CO4 – New Buildings in the Rural Area</b>	1, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Rural Area are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for new buildings and structures in the Rural Area.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Rural Area.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings and structures in the Rural Area.</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in the Rural Area.</p>	<p>(1-4) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy CO5 – Infilling in the Green Belt, Green Wedge and Rural Area</b>	1, 5, 7	Appeal Decisions	All permissions granted for infill dwellings in the Green Belt, Green Wedge and Rural Area are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Belt.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Wedge or Rural Area.</p>	<p>(1-2) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy CO6 – Change of Use (Land and Buildings) and Engineering Operations</b>	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green belt, Green Wedges and Rural Area are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Belt.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Wedge.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Rural Area.</p>	<p>(1-3) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Policy CO7 – Extensions to Existing Buildings within the Green Belt, Green Wedges and Rural Area</b>	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green Belt, Green Wedges and Rural Area are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within the Green Belt.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within Green Wedges.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for extensions to existing buildings within the Rural Area.</p>	<p>(1-3) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy CO8 – Rural and Agricultural/Forestry Workers’ dwellings</b>	2, 5, 6	Appeal Decisions	All permissions granted for rural and Agricultural/Forestry Workers’ dwellings are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/forestry worker’s temporary accommodation.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/forestry worker’s permanent accommodation.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the removal of occupancy conditions on rural and agricultural/forestry worker’s accommodation.</p>	<p>(1-3) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy HE1 – Designated Heritage Assets</b>	5, 6	Appeal Decisions	All permissions granted which affect a designated Heritage Asset are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that causes unacceptable harm to Listed Buildings.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm in conservation areas.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm to the character or setting of Registered Parks or Gardens.</p>	<p>(1-4) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
				(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to adversely affect a Scheduled Monument.	
<b>Policy HE2 – Non-Designated Heritage Assets</b>	5, 6	Appeal Decisions	All permissions granted which affect a non-designated Heritage Asset are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for development that is deemed to cause unacceptable harm to non-designated heritage assets.	(1) Consider the circumstances of the permissions that have led to the trigger.  (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
<b>Policy HE3 – Archaeology</b>	5, 6	Appeal Decisions	All permissions granted affecting archaeological sites are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed not to provide adequate protection or preservation and does not enhance sites of archaeological interest and their settings.	(1) Consider the circumstances of the permissions that have led to the trigger.  (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
<b>Policy NE1 – Ecology and Biodiversity</b>	5, 6	Appeal Decisions	All permissions granted affecting ecology and biodiversity are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that that has an adverse impact on Internationally, Nationally or Locally Designated Sites.  (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not adequately avoid or mitigate impacts on biodiversity and geodiversity.	(1-2) Consider the circumstances of the permissions that have led to the trigger.  (1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
<b>Policy NE2 – Trees, Woodland and Landscape Features</b>	5, 6	Appeal Decisions	All permissions granted which affect protected trees and woodland, and non-protected landscape features are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable harm to preserved trees or woodland.  (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in	(1-2) Consider the circumstances of the permissions that have led to the trigger.  (1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
				unacceptable harm to natural landscape features.	
<b>Policy NE3 – Flooding/SUDS</b>	1, 3, 5, 6	Appeal Decisions	All permissions granted are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable flood risk or provide inadequate water management measures.	(1) Consider the circumstances of the permissions that have led to the trigger.  (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
<b>Policy NE4 – Renewable and Low Carbon energy</b>	1, 3, 5, 6	Appeal Decisions	All permissions granted for non-householder renewable and low carbon energy development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for renewable and low carbon energy development.	(1) Consider the circumstances of the permissions that have led to the trigger.  (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
<b>Policy CF1 – Delivering Community Facilities</b>	4, 6	Appeal Decision	All permissions granted for new Community Facilities are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new or extended community facilities.	(1) Consider the circumstances of the permissions that have led to the trigger.  (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
<b>Policy CF2 – Protecting Community Facilities</b>	4, 6	Appeal Decisions	All permissions granted for the change of use of existing Community Facilities are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the change of use of premises or redevelopment of sites that provide valued community facilities or services.	(1) Consider the circumstances of the permissions that have led to the trigger.  (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Policy CF3 – Education Establishments</b>	4, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for the change of use or redevelopment of educational facilities.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the extension or expansion of existing educational facilities.</p>	<p>(1-2) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy MP1 – High Quality and Inclusive Design</b>	1, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for developments that do not provide high quality and inclusive design.	<p>(1) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy MP2 – Design and Place Shaping Principles in major developments</b>	1, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for major development that does not meet adequate design and place shaping principles.	<p>(1) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
<b>Policy MP3 – Sustainable Buildings</b>	1, 6	<p>Number of new non-residential buildings with a floor area in excess of 500sqm achieving a minimum BREEAM rating (or its successor) of ‘Very Good’.</p> <p>Number of dwellings not achieving Building Regulations optional requirement for water efficiency of 110 litres/person/day.</p> <p>Number of EV charging points for new residential dwellings and the percentage of EV charging points for non-residential buildings.</p>	<p>All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of ‘Very Good’</p> <p>All new dwellings meeting Building Regulations optional requirement for water efficiency of 110 litres/person/day.</p> <p>Residential development should provide Electric Vehicle (EV) charging point infrastructure at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated).</p> <p>Non-residential development should provide charging points equivalent to 10% of the total parking provision.</p>	<p>(1) 20% of new non-residential buildings with a floor area in excess of 500sqm are not achieving a BREEAM rating of ‘Very Good’.</p> <p>(2) 20% of new dwellings are not meeting the Building Regulations options requirement for water efficiency of 110 litres/person/day.</p> <p>(3) 20% of new residential dwellings are not meeting the EV charging point requirements.</p> <p>(4) Cumulatively EV charging points are less than 5% of total parking provision on non-residential development.</p>	<p>(1-4) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Policy MP4 – Design Specification for Dwellings and Houses in Multiple Occupation</b>	1, 6	Number of dwellings achieving the Nationally Described Space Standards Appeal Decisions	<p>All new dwellings achieve the Nationally Described Space Standards.</p> <p>All permissions for new development are in accordance with the Policy.</p>	<p>(1) 20% of all new dwellings do not achieve the Nationally Described Space standards.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable privacy.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable private amenity space.</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable open space.</p> <p>(5) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable refuse and recycling storage.</p> <p>(6) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient cycle storage.</p> <p>(7) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient off-street parking.</p> <p>(8) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient sound proofing.</p>	<p>(1-8) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1-8) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/Action
<b>Policy MP5 – Parking Standards</b>	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for all development that do not meet adequate parking standards.	(1) Consider the circumstances of the permissions that have led to the trigger.  (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
<b>Policy MP6 – Tall Buildings</b>	6	Appeal Decisions	All permissions granted for new buildings above 6 storeys or 16m in height are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for tall buildings that do not meet the tall buildings policy.	(1) Consider the circumstances of the permissions that have led to the trigger.  (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
<b>Policy PA1 – Protecting Living and Working Environments</b>	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not safeguard the amenities of occupiers of nearby residential property or is not compatible with neighbouring uses.	(1) Consider the circumstances of the permissions that have led to the trigger.  (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
<b>Policy PA2 – Contamination and Pollution</b>	5	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for hazardous substance sites or land which is considered a threat to the health or safety of future users and/or has an adverse impact on the quality of local groundwater or surface water.  (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development in an Air Quality Management area which has an unacceptable impact on air quality and wellbeing of people.	(1-2) Consider the circumstances of the permissions that have led to the trigger.  (1-2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.

Annex 5

Housing Site Schedule - June 2019																				Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30		Years 2030/31 - 2034/35		Year 2035/36													
2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable														
	Local Development Framework Sites																																																
	Town Centre Area Action Plan Allocations																																																
1	Land north west of Essex County Cricket Ground New Writtle Street Chelmsford	570616	206486	CM2 0PG	Chelmsford - Moulsham and Central	TCAAP14	N/A	357	45	295	45	Permission granted	13/00690/ETL approved 17/09/2013	15/00186/FUL approved 19/05/2015	Y	357																	295																
2	24 Duke Street Chelmsford	570680	207001	CM1 1HL	Chelmsford - Moulsham and Central	TCAAP10 (part of)	N/A	112	19	112	19	Permission granted	17/01172/FUL approved 26/07/2018		Y, May 2018	112						93	19																										
	SUB TOTAL																			0	0	0	0	93	19	0	0	0	0	0	0	0	0	295	0	0													
	North Chelmsford Area Action Plan																																																
3	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 3c 3d and 5	572237	210769	CM3 3FU	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	240	91	207	87	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 16/02194/REM approved 18/04/2017	Y		240				41	44	46	34	33	9																							
4	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 4	572237	210769	CM3 3FU	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	27	0	27	0	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015 18/00674/REM approved 16/08/2018	Y		27						27																										
5	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 6	572237	210769	CM3 3FU	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	128	28	128	28	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015 18/01056/REM approved 10/01/2019	Y		128						48		52	28																							
6	Land east of North Court Road and north of Hospital Approach Broomfield	570537	211425	CM1 7FN	Broomfield - Broomfield and the Walthams	NCAAP1	N/A	165	58	91	58	Permission granted	13/00409/FUL approved 28/05/2014	13/00409/MAT/1 approved 06/03/2017	Y		165				51	40																											
7	Land east of North Court Road and north of Hospital Approach Broomfield (Care Home)	570537	211425	CM1 7FN	Broomfield - Broomfield and the Walthams	NCAAP1	N/A	48	0	48	0	Permission granted	13/00409/FUL approved 28/05/2014	13/00409/MAT/2	N		48				48																												
8	Land north of Copperfield Road (East portion) Chelmsford	569222	209373	CM1 4FL	Broomfield - Broomfield and the Walthams	NCAAP4	N/A	198	70	198	70	Permission granted	14/01672/OUT approved 8/11/2016	17/00189/REM approved 18/10/2017	Y, April 2018		198				26	20	28	28	54	22	20																						
9	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone E	572633	210088	CM1 6DF	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	199	59	170	43	Permission granted	09/01314/EIA approved 07/03/2014	16/01015/REM approved 20/03/2017	Y, November 2014		199				69	17	38	21	20	5																							
10	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone C1	572633	210088	CM1 6BY	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	199	74	73	21	Permission granted	09/01314/EIA approved 07/03/2014	15/02072/REM approved 10/03/2016	Y, November 2014		199				34	21	10		8																								
11	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone C2	572633	210088	CM1 6BY	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	122	18	122	18	Permission granted	09/01314/EIA approved 07/03/2014	16/01471/REM approved 01/12/2016	Y, November 2014		122				17	5	47	12	35	1	5																						
12	Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone F & I	571959	210018	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	254	76	206	43	Permission granted	09/01314/EIA approved 07/03/2014	16/00892/REM approved 09/02/2016 and 16/00893/FUL approved 18/05/2017	Y, November 2014		254				58	29	51	6	48	8	6																						
13	Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone K and L	572633	210088	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	300	81	300	81	Permission granted	09/01314/EIA approved 07/03/2014		Y, November 2014		300						48	14	48	14	48	14	48	14	27	25																	
14	Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone M, N & Q	572633	210088	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	271	73	271	73	Permission granted	09/01314/EIA approved 07/03/2014		Y, November 2014		271							25	48	10	48	14	48	13	48	7		10															
15	Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone J	572633	210088	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	82	22	82	22	Permission granted	09/01314/EIA approved 07/03/2014		Y, November 2014		82								20	7	20	7	20	8																			
16	Greater Beaulieu Park White Hart Lane Springfield - Remainder of phase 2-4	572714	210006	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	1764		1764		Permission granted	09/01314/EIA approved 07/03/2014				1764																1220	544															
	SUB TOTAL																			344	176	268	140	389	76	199	63	116	35	75	32	1230	544	0															
	Site Allocations Development Plan Document Allocations																																																
17	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 3	576223	195983	SS11 7XX	Rettendon - Rettendon & Runwell	SAD17	N/A	102	35	102	35	Permission granted	12/01480/OUT approved 21/11/2013	17/01320/REM approved 09/04/2018	Y	102					59	19	8	16																									
18	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 4	576223	195983	SS11 7XX	Rettendon - Rettendon & Runwell	SAD17	N/A	134	47	134	47	Permission granted	12/01480/OUT approved 21/11/2013			134							54	24	33	23																							
19	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 5	576223	195983	SS11 7XX	Rettendon - Rettendon & Runwell	SAD17	N/A	71	25	71	25	Permission granted	12/01480/OUT approved 21/11/2013			71								42	22	4	3																						
20	Morelands Industrial Estate, Tileworks Lane, Rettendon	575433	198261	CM3 8HB	Rettendon - Rettendon & Runwell	SAD16	N/A	24	0	24	0	Permission granted	14/01657/OUT approved 26/05/2015		N	24																	24																
21	Land between Back Lane and Old Church Road East Hanningfield	576794	200829	CM3 8BG	East Hanningfield - Bicknacre and West Hanningfield	SAD20	N/A	20	10	20	10	Permission granted	16/00215/OUT approved 06/12/2016		N		20													10	10																		
	SUB TOTAL																			59	19	62	40	75	45	4	3	0	0	10	10	24	0	0															
	Large Sites (Unallocated)																																																
22	Burrows Electrical Wholesalers Railway Street Chelmsford	570414	207170	CM1 1QS	Chelmsford - Marconi	TCAAP	N/A	14	0	14	0	Permission granted	17/00142/FUL approved 28/06/2017	N/A	N	14					14																												
23	47 Broomfield Road Chelmsford	570317	207315	CM1 1SY	Chelmsford - Marconi	TCAAP	N/A	14	0	14	0	Permission granted	16/01145/FUL approved 30/09/2016	N/A	Y, Building Demolished Dec 2016	14							14																										
24	50 Rainsford Road Chelmsford	570177	207256	CM1 2XB	Chelmsford - Marconi	TCAAP	N/A	27	0	27	0	Prior approval required - approved	18/00536/CUPAO approved 17/05/2018	N/A	N		27						27																										
25	Ashby House Brook Street Chelmsford	571048	207535	CM1 1UH	Chelmsford - Marconi	TCAAP	N/A	63	0	63	0	Prior approval required - approved	16/00587/COUPA approved 10/06/2016	N/A	N		63						63																										
26	Site rear of 30-34 Broomfield Road	570415	207239	CM1 1SW	Chelmsford - Marconi	TCAAP	N/A	24	0	24	0	Permission granted	18/01544/FUL approved 28/02/2019	N/A	Y, September 2017. Works Stalled	24							24																										
27	Central House Parkway Chelmsford	570888	206475	CM2 0NF	Chelmsford Town Moulsham and Central	TCAAP	N/A	37	0	37	0	Prior approval required - approved	18/00136/CUPAQ approved 03/05/2018 and 18/01928/CUPAO approved 25/01/2019	N/A	Y		37				37																												
28	51A to 54A High Street Chelmsford	570978	206563	CM1 1EY	Chelmsford - Moulsham and Central	TCAAP	N/A	12	0	12	0	Prior approval not required	17/00769/CUPAO approved 28/06/2017	N/A	N		12						12																										
29	41 Springfield Road Chelmsford	571148	206718	CM2 6JE	Chelmsford - Moulsham and Central	TCAAP	N/A	48	0	48	0	Prior approval required - approved	18/01426/CUPAO approved 01/10/2018	N/A	Y		48				48																												

2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30		Years 2030/31 - 2034/35		Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market
30	Royal & Sunalliance Parkway House Victoria Road South	570582	206803	CM1 1NG	Chelmsford - Moulsham and Central	TCAAP	N/A	45	0	45	0	Permission granted	15/01651/MAT/1 approved 19/08/2016	N/A	Y (See 17/01984/CLEUD)				45													45				
31	Royal & Sunalliance Parkway House Victoria Road South	570582	206803	CM1 1NG	Chelmsford - Moulsham and Central	TCAAP	N/A	15	0	15	0	Permission granted	15/01590/MAT/1 approved 19/08/2016	N/A	Y				15												15					
32	St Marks Centre Cottage Place Chelmsford	570755	207025	CM1 1NL	Chelmsford - Moulsham and Central	TCAAP	N/A	10	0	10	0	Permission granted	17/01191/FUL approved 11/01/2018	N/A	N	10					10															
33	101 New London Road Chelmsford	570720	206392	CM2 0PP	Chelmsford - Moulsham and Central	TCAAP	N/A	44	0	44	0	Permission granted	18/01052/CUPAO approved 06/08/2018	N/A	N				44																	
34	Site at 636-638 and 640 Galleywood Road Chelmsford	570310	203980	CM2 8BX	Chelmsford Town Area - Goat Hall	SAD	N/A	14	0	14	0	Permission granted	18/00824/FUL approved 18/02/2019	N/A	N	14																				
35	Moulsham Lodge Community Centre Waltham Glen Chelmsford	571235	205408	CM2 9EL	Chelmsford Town Area - Moulsham Lodge	SAD	CFS275	26	0	26	0	Permission granted	17/00625/FUL approved 23/09/2017	N/A	Y, December 2017	26					26															
36	Rosehart Properties Ltd Block B Chelmsford Office and Technology Park (BAE)	572947	204010	CM2 8HN	Great Baddow - Great Baddow East	SAD	N/A	65	0	65	0	Prior approval not required	18/00500/CUPAO approved 09/05/2018	N/A	N	65																				
37	Land South of Runnymede Cottage Blasford Hill Little Waltham	570700	211607	CM3 3PG	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	10	0	10	0	Permission granted	18/01349/OUT approved 11/02/2019		N	10														10						
38	Garages rear of 24 Cherry Garden Road Great Waltham	569387	213242	CM3 1DJ	Great Waltham - Broomfield and The Walthams	NCAAP	N/A	10	10	10	10	Permission granted	15/00838/FUL approved 11/11/2015	N/A	Y	10			10																	
39	Brook Farm Riding Stables Stock Road Stock Billericay	568701	197445	CM4 9PH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	10	0	10	0	Permission granted	17/02001/FUL approved 01/03/2018	N/A	N	10			10																	
40	Writtle Community Association 12-14 Redwood Drive Writtle	566922	206121	CM1 3LY	Writtle	SAD	MON/00279/14	13	0	13	0	Permission granted	17/00780/FUL approved 15/03/2018	N/A	N	3				13																
	SUBTOTAL																			125	0	173	10	0	0	123	0	0	0	10	0	60	0	0		
	Small Sites (Unallocated)																																			
41	Workshop Main Road Woodham Ferrers Chelmsford	579868	199001	CM3 8RN	Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	2	0	2	0	Permission granted	16/01563/FUL approved 25/10/2016	N/A	Y, Jan 2018	2				2																
42	Boreham Village Store Main Road Boreham	575314	210039	CM3 3JG	Boreham - Boreham and the Leighs	SAD	N/A	5	0	5	0	Permission granted	17/00240/FUL approved 05/05/2017	N/A	N	5			5																	
43	Land adjacent 1 Janes Cottages Main Road Boreham	575031	209886	CM3 3HG</																																

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2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30		Years 2030/31 - 2034/35		Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market
63	15 Van Diemens Lane Chelmsford	571477	205791	CM2 9QJ	Chelmsford Town Area - Moulsham and Central	SAD	N/A	1	0	1	0	Permission granted	17/00316/FUL approved 13/04/2017	N/A	N		1			1																
64	Rivers House 129 Springfield Road Chelmsford	571384	206965	CM2 6JL	Chelmsford - Moulsham and Central	TCAAP	N/A	4	0	4	0	Permission granted	16/02281/FUL approved 08/03/2017	N/A	N	4						4														
65	Site at 18-20 Springfield Road Chelmsford	571066	206642	CM2 6FA	Chelmsford - Moulsham and Central	TCAAP	N/A	6	0	6	0	Prior approval not required	15/02046/COUPA approved 08/07/2016	N/A	N			6		6																
66	Site rear of 139 to 141 Springfield Road Chelmsford	571410	206999	CM2 6JW	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	16/02157/FUL approved 01/02/2017	N/A	N	1						1														
67	Moulsham Home 116-117 Moulsham Street Chelmsford	570364	205853	CM2 0JN	Chelmsford - Moulsham and Central	SAD	N/A	7	0	7	0	Permission granted	18/00047/FUL approved 05/03/2018	N/A	N	7						7														
68	101A Moulsham Street Chelmsford	570462	205886	CM2 0JG	Chelmsford - Moulsham and Central	TCAAP	N/A	9	0	9	0	Permission granted	17/01476/FUL approved 23/11/2017	N/A	N	10						9														
69	Site at 190 Moulsham Street Chelmsford	570798	206337	CM2 0LG	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	16/01565/FUL approved 14/02/2017	N/A	N	2						2														
70	181 Moulsham Street Chelmsford	570738	206294	CM2 0LD	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	17/02102/FUL approved 09/03/2018	N/A	Y, Jan 2019	1		4		5																
71	Site rear of 50A - 50B Moulsham Street Chelmsford	570784	206263	CM2 0HY	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	17/00719/FUL approved 03/07/2017	N/A	Y, September 2018			1		1																
72	42 Moulsham Street Chelmsford	570814	206321	CM2 0HY	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	17/00401/FUL approved 10/05/2017	N/A	N			1				1														
73	23-27 Moulsham Street, Chelmsford	570904	206397	CM2 0XQ	Chelmsford - Moulsham and Central	TCAAP	N/A	9	0	9	0	Prior approval required - approved	16/01603/COUPA approved 07/11/2016	N/A	N			9				9														
74	Site at 5 Baddow Road Chelmsford	570998	206450	CM2 0BX	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	18/00411/FUL approved 11/06/2018	N/A	N			1		1																
75	Site at 73 Lady Lane Chelmsford	571148	205900	CM2 0TH	Chelmsford - Moulsham and Central	TCAAP	N/A	3	0	3	0	Permission granted	18/00290/FUL approved 08/06/2018	N/A	N	4		1				3														
76	Land Adjacent 44 Mildmay Road Chelmsford Essex	570962	206232	CM2 0DZ	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	15/01094/FUL approved 30/09/2015	N/A	Y, December 2018	1				1																
77	37 Shrublands Close Chelmsford	571308	207002	CM2 6LR	Chelmsford - Moulsham and Central	TCAAP	N/A	3	0	3	0	Permission granted	17/00351/FUL approved 04/07/2017	N/A	N		4		1			3														
78	Land South East of Riverbank Court Shrublands Close Chelmsford	571250	206918	CM2 6WY	Chelmsford - Moulsham and Central	TCAAP	N/A	3	0	3	0	Permission granted	12/00917/FUL approved 25/07/2012	N/A	Y, (works stalled)	3								3												
79	Dukesmead House 39 High Street Chelmsford	571019	206629	CM1 1BE	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Prior approval not required	15/02045/COUPA approved 08/07/2016	N/A	N			5				5														
80	Chelmsford Club 108 New London Road	570583	206338	CM2 0RG	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	3	0	Permission granted	14/01406/FUL approved 28/11/2014	N/A	Y	1	4		3																	
81	Roadstar Tyre and Exhaust Centre New Writtle Street Chelmsford	570714	206334	CM2 0SB	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	17/00207/FUL approved 16/06/2017	N/A	N	5						5														
82	Site at 10 amd 10A Duke Street Chelmsford	570768	206934	CM1 1HL	Chelmsford Town Area - Moulsham and Central	TCAAP	N/A	4	0	4	0	Permission granted	18/01845/FUL approved 29/03/2019	N/A	N			4				4														
83	4 Duke Street Chelmsford	570795	206902	CM1 1HL	Chelmsford Town Area - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	18/00154/FUL approved 04/04/2018	N/A	BR submitted			1		1																
84	22A Duke Street, Chelmsford	570720	206997	CM1 1HS	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	15/01231/FUL approved 03/11/2015	N/A	Y	5				5																
85	1 & 2 Anchor Street Chelmsford	570509	206182	CM2 0JY	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	15/00439/FUL approved 19/05/2015	N/A	Y, November 2018			2		2																
86	Land East of 2 St Mildreds Road Chelmsford	570626	205643	CM2 9PU	Chelmsford - Moulsham and Central	SAD	N/A	1	0	1	0	Permission granted	16/01686/FUL approved 20/12/2016	N/A	N		1					1														
87	Site at 34 Waterson Vale Chelmsford	571323	205485	CM2 9PB	Chelmsford Town Area - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	18/00962/FUL approved 16/08/2018	N/A	N			1				1														
88	Land to the east of Lucas Avenue Chelmsford	571479	204852	CM2 9JN	Chelmsford Town Area - Moulsham Lodge	SAD	N/A	5	0	5	0	Permission granted	18/01311/OUT approved 12/10/2018		N	5						5														
89	7 Alder Drive Chelmsford	570578	204902	CM2 9EY	Chelmsford Town Area - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	18/00346/FUL approved 16/04/2018	N/A	Y Aug 2018		1		1																	
90	Land Adjacent 214 Gloucester Avenue Chelmsford	571198	205042	CM2 9LG	Chelmsford Town Area - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	18/01749/FUL approved 28/02/2019	N/A	Y, March 2019		1		1																	
91	Land at 64 Cypress Drive Chelmsford	571228	204841	CM2 9LU	Chelmsford - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	16/00717/FUL approved 20/06/2016	N/A	Y, March 2019		1		1																	
92	28-30 Third Avenue Chelmsford CM1 4EY	570596	208341	CM1 4EY	Chelmsford Town Area - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	18/00049/FUL approved 16/04/2018	N/A	Y, March 2019			4	2	2																
93	Land Adjacent 19 Darrell Close Chelmsford	570539	208939	CM1 4EL	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	18/00630/FUL approved 31/05/2018	N/A	Y, June 2018		2		2																	
94	299 Broomfield Road Chelmsford	570634	208958	CM1 4DU	Chelmsford - Patching Hall	SAD	N/A	8	0	8	0	Permission granted	16/01622/FUL approved 15/12/2016	N/A	N	8						8														
95	76A Kings Road Chelmsford	570018	208056	CM1 4HP	Chelmsford - Patching Hall	SAD	N/A	1	0	1	0	Permission granted	17/01355/FUL approved 04/12/17	N/A	N		1					1														
96	Land at 45 Eves Crescent Chelmsford	570198	208209	CM1 4HS	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	16/00035/FUL approved 08/02/2016	N/A	Y, April 2018		2		2																	

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2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30		Years 2030/31 - 2034/35		Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market
97	Site at 150 Broomfield Road Chelmsford	570432	208167	CM1 1RN	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	17/00810/FUL approved 29/06/2017	N/A	Y			2		2																
98	Land rear of 269A and 269B Broomfield Road Chelmsford	570513	208764	CM1 4DP	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	17/00777/FUL approved 29/06/2017	N/A	Y	2				2																
99	Land at 64 Corporation Road Chelmsford	570293	207894	CM1 2AR	Chelmsford Town Area - Chelmsford Rural West	SAD	N/A	2	0	2	0	Permission granted	18/01526/FUL approved 20/03/2019	N/A	N		2				2															
100	Site at 14 Arnhem Road Chelmsford	569386	208543	CM1 2EN	Chelmsford Town Area - St Andrews	SAD	N/A	1	0	1	0	Permission granted	18/00985/FUL approved 24/08/2018	N/A	IN March 2019		1			1																
101	Site at 2 Medway Close Chelmsford	568842	207663	CM1 2LH	Chelmsford Town Area - St Andrews	SAD	N/A	1	0	1	0	Permission granted	17/01349/FUL approved 21/09/2017	N/A	N		1				1															
102	61 Queensland Crescent Chelmsford	569008	208340	CM1 2DZ	Chelmsford Town Area - St Andrews	SAD	N/A	4	0	4	0	Permission granted	18/01404/FUL approved 26/10/2018	N/A	Y, March 2019		2	2		4																
103	Land rear of 111 Arbour Lane Chelmsford	571519	207786	CM1 1SB	Chelmsford Town Area - The Lawns	SAD	N/A	1	0	1	0	Permission granted	18/01357/FUL approved 27/09/2018	N/A	Y, March 2019		1			1																
104	Site at 89 Humber Road, Chelmsford	571360	208257	CM1 7PF	Chelmsford Town Area - The Lawns	SAD	N/A	1	0	1	0	Permission granted	17/00976/FUL approved 16/08/2017	N/A	N		1				1															
105	21 Seven Ash Green Chelmsford	571440	208043	CM1 7SE	Chelmsford - The Lawns	SAD	N/A	2	0	2	0	Permission granted	12/01499/FUL approved 30/11/2012	N/A	Y, (stalled)		3		1				2													
106	The Red Lion 249 Springfield Road Chelmsford	571692	207261	CM1 7RA	Chelmsford Town Area - Trinity	SAD	N/A	1	0	1	0	Permission granted	18/01945/FUL approved 11/03/2019	N/A	N				1																	
107	Block 1 to 11 Abbotts Place Chelmsford	571549	207125	CM2 6RD	Chelmsford - Trinity	SAD	N/A	2	0	2	0	Permission granted	18/00761/FUL approved 09/08/2018	N/A	N			2			2															
108	Land rear of 270 to 272 Springfield Road Chelmsford	572334	207721	CM2 6AS	Chelmsford - Trinity	TCAAP	N/A	2	0	1	0	Permission granted	13/00996/FUL approved 11/09/2013	N/A	Y		2			1																
109	Land South West of 213 Chignal Road Chelmsford	568451	208785	CM1 4SS	Chignal - Chelmsford Rural West	SAD	N/A	3	0	3	0	Appeal allowed	16/01093/OUT approved 15/03/2019		N		3						3													
110	Riceen Chignal Road Chignal Smealy Chelmsford	568028	210989	CM1 4SY	Chignal - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	15/01748/FUL approved 11/05/2016	N/A	Y, March 2019		1			1																
111	Land at the Bell 126 Main Road Danbury Chelmsford	577343	205336	CM3 4DT	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/01171/FUL approved 16/01/2019	N/A	N	1						1														
112	Site at 74 Mill Lane Danbury Chelmsford	578873	205029	CM3 4HX	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	2	0	2	0	Permission granted	18/00191/FUL approved 03/04/2018	N/A	N		3		1			2														
113	Poplar Farm Bicknacre Road Danbury Chelmsford	578276	203754	CM3 4EP	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/00403/FUL approved 28/04/2017	N/A	N			1				1														
114	Land Between 83 and 87 Mill Lane Danbury Chelmsford	579033	204918	CM3 4HY	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/01930/FUL approved 05/01/2018	N/A	N		1					1														
115	Site at Hyde Farm Nursery Hyde Lane Danbury	579880	203593	CM3 4LN	Danbury - Little Baddow, Danbury and Sandon	SAD	N/A	2	0	2	0	Permission granted	18/01092/FUL approved 28/08/2018		Y, November 2018	2				2																
116	Woodend Cat Hotel 77 Hopping Jacks Lane Danbury Chelmsford	578969	205616	CM3 4PD	Danbury, Little Baddow, Danbury & Sandon	SAD	N/A	1	0	1	0	Permission granted	18/00627/FUL approved 20/06/2018	N/A	N	1						1														
117	24 Main Road Danbury Chelmsford CM3 4NQ	578190	205223	CM3 4NQ	Danbury, Little Baddow, Danbury & Sandon	SAD	N/A	1	0	1	0	Permission granted	15/01722/FUL approved 23/12/2015	N/A	Y, June 2017		2		1	1																
118	Barn 2 Land Rear of the Gables Bicknacre Road East Hanningfield	577121	201514	CM3 8AN	East Hanningfield - Bicknacre and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	18/00210/CUPAQ approved 27/03/2018	N/A	Y, November 2018			1		1																
119	Land rear of the Gables Bicknacre Road East Hanningfied	577108	201536	CM3 8AN	East Hanningfield - Bicknacre and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	17/01087/CUPAQ approved 30/08/2017	N/A	N			1				1														
120	Little Claydons Old Southend Road Howe Green Chelmsford	574962	201656	CM2 7TB	East Hanningfield - Bicknacre and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	18/00400/CUPAQ approved 27/07/2018	N/A	N			1				1														
121	Former Piggery Building Highfields Farm Highfields Mead East Hanningfield	576914	201760	CM3 8AW	East Hanningfield - Bicknacre and West Hanningfield	SAD	N/A	3	0	3	0	Prior approval required - approved	16/00015/COUPA approved 02/03/2016	N/A	IN Submitted			3																		
122	Galleywood Medical Centre 7 Bekeswell Medical Centre Barnard Road Galleywood	571192	202851	CM2 8SP	Galleywood - Galleywood	SAD	N/A	2	2	2	2	Permission granted	18/00570/FUL approved 07/06/2018	N/A	N			2				2														
123	Site at 13 Roughtons Galleywood	571322	203164	CM2 8PE	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	18/00311/FUL approved 01/06/2018	N/A	N		1					1														
124	Site at 45 Pyms Road Galleywood Chelmsford	570703	203110	CM2 8PY	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	17/01518/FUL approved 06/11/2017	N/A	Y, May 2018		1			1																
125	Barn at Little Mascalls West Hanningfield Road Great Baddow	573147	202504	CM2 7SY	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	18/00081/FUL approved 16/03/2018	N/A	Y, March 2018	1				1																
126	Site at Mapletree Works Brook Lane Galleywood Chelmsford	570497	203316	CM2 7SX	Galleywood - Galleywood	SAD	N/A	2	0	2	0	Permission granted	17/00290/FUL approved 25/07/2018	N/A	N	2						2														
127	Land South of 17 Galleywood Road Great Baddow Chelmsford	572276	204716	CM2 8DH	Great Baddow - Great Baddow West	SAD	N/A	1	0	1	0	Permission granted	17/00017/OUT approved 01/03/2018	18/01106/REM approved 17/08/2018	Y, December 2018		1			1																
128	Land Rear of 138 Beehive Lane Great Baddow Chelmsford	571495	204707	CM2 9SP	Great Baddow - Great Baddow West	SAD	N/A	1	0	1	0	Permission granted	18/00777/FUL approved 26/06/2018	N/A	N		1				1															
129	Land Adjacent 35 Vicarage Lane Great Baddow Chelmsford	572927	204448	CM2 8HY	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	18/02001/FUL approved 29/01/2019	N/A	N		1					1														
130	Land at 62 Longfield Road Great Baddow Chelmsford	572493	205663	CM2 7QH	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	18/00100/FUL approved 11/05/2018	N/A	Y, March 2019		1			1																
131	1 Crescent Road Great Baddow Chelmsford	573079	205092	CM2 7DB	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	18/00339/FUL approved 16/04/2018	N/A	Y March 2019		1																			
132	Bell House, Bell Street Great Baddow Chelmsford	572898	204873	CM2 7JS	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	17/00662/FUL approved 01/06/2017	N/A	N			1																		



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2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30		Years 2030/31 - 2034/35		Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market
133	Land at Elmwood House The Bringley Great Baddow Chelmsford	573250	204753	CM2 7QY	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	16/00201/FUL approved 13/04/2016	N/A	N		1			1																
134	Land Adjacent and rear of 188 Main Road Great Leighs	573142	217893	CM3 1NR	Great and Little Leighs - Boreham and the Leighs	SAD	N/A	2	0	2	0	Permission granted	18/01799/FUL approved 07/03/2019	N/A	N		2				2															
135	Helvellyn Moulsham Hall Lane Great Leighs	572915	218892	CM3 1LZ	Great and Little Leighs - Boreham and the Leighs	SAD	CFS204 (part of)	2	0	2	0	Permission granted	18/00801/FUL approved 20/07/2018	N/A	Y, Oct 2018	2				2																
136	Barns at Coach Cottage Moulsham Hall Lane Great Leighs Chelmsford	572894	218541	CM3 1QP	Great and Little Leighs - Boreham and the Leighs	SAD	N/A	2	0	2	0	Permission granted	17/01213/FUL approved 02/05/2018	N/A	N			2				2														
137	Buildings at Wakerings Farm Leighs Farm Great Leighs	573426	214476	CM3 3NH	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	3	0	3	0	Permission granted	17/00208/FUL approved 08/11/2017	N/A	N			3				3														
138	Land West of Gubbions Hall Farm Banters Lane Great Leighs	573578	217819	CM3 1PS	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	1	0	1	0	Permission granted	16/01961/FUL approved 29/03/2017	N/A	Y Aug 2017		1																			
139	Land at 37 Main Road Great Leighs Chelmsford	572362	216536	CM3 1NB	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	1	0	1	0	Permission granted	17/01365/FUL approved 16/10/2017	N/A	N		1				1															
140	Land South West of 203 Main Road Great Leighs Chelmsford	573129	218062	CM3 1NS	Great and Little Leighs - Borehams and the Leighs	SAD	CFS76	1	0	1	0	Permission granted	17/00111/OUT approved 11/05/2017	18/00017/REM approved 11/05/2018	Y, June 2018		1																			
141	Land at Sunnyside Margarets Woods Road Great Waltham Chelmsford	569192	212429	CM3 1DS	Great Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/01487/FUL approved 11/02/2019	N/A	N		1				1															
142	Barns North West of Littley Park Littley Park Lane Great Waltham	569304	217594	CM3 1LB	Great Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/00680/FUL approved 22/10/2018	N/A	IN February 2019			1																		
143	Site at 52 Cherry Garden Road Great Waltham Chelmsford	569373	213397	CM3 1DJ	Great Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/01249/FUL approved 01/10/2018	N/A	IN October 2018			1																		
144	Barn North East of Appletree Farm Hartford End Great Waltham Chelmsford	568618	216521	CM3 1LE	Great Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Prior Approval Required - Approved	18/01480/CUPAQ approved 11/10/2018	N/A	Y, December 2018			1																		
145	Land North of Well House Farm Littley Green Road Great Waltham Chelmsford	570037	215621	CM3 1BT	Great Waltham - Broomfield and The Walthams	SAD	N/A	2	0	1	0	Prior approval required - approved	17/01858/CUPAPA approved 18/12/2017	N/A	Y, March 2018			2			1															
146	Greenend Farm Dunmow Road North End	565810	218388	CM6 3PS	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	17/00601/FUL approved 19/06/2017	N/A	Y Aug 2017			1			1															
147	Greenend Farm Dunmow Road North End	565829	218378	CM6 3PS	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	17/00604/FUL approved 19/06/2017	N/A	N			1				1														
148	Barn South of Poulterers Farm Ringtail Green Ford End Chelmsford	568048	216210	CM3 1LP	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	16/02013/FUL approved 17/01/2017	N/A	N			1				1														
149	2 4 & 8 Barrack Lane Great Waltham	569350	213556	CM3 1ES	Great Waltham - Broomfield and The Walthams	NCAAP	N/A	5	5	1	1	Permission granted	12/00733/FUL approved 11/01/2013	N/A	Y, March 15	8		3					1													
150	Buildings rear of Spread Eagle Church Lane Ford End	567951	216705	CM3 1LH	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	18/01508/OUT approved 19/12/2018		N	1					1															
151	Black Barn Shepherds Hey North End	566455	219455	CM6 3PD	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	16/01107/FUL approved 30/09/2016	N/A	N			1				1														
152	Site North West of Round Roblets Bedfords Farm Road Good Easter	563018	213474	CM1 4RL	Good Easter - Chelmsford Rural West	SAD	N/A	3	0	3	0	Permission granted	18/01559/FUL approved 02/11/2018	N/A	N			3				3														
153	Barn at Round Roblets Bedfords Farm Road Good Easter	563035	213423	CM1 4RL	Good Easter - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	18/00604/FUL approved 08/06/2018	N/A	N			1																		
154	Awes Farm Ingatestone Road Highwood	563536	203588	CM1 3QS	Highwood - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	12/01679/FUL approved 23/01/2013	N/A	Y, Jan 16 (works stalled)		1						1													
155	Phillips Farm Highwood Road Edney Common	565298	204697	CM1 3PX	Highwood - Chelmsford Rural West	SAD	N/A	2	0	2	0	Permission granted	14/00756/FUL approved 07/07/2014	N/A	Y, May 2017 (phased development)		2		2																	
156	Barn South East of The Brew House Graces Lane Little Baddow	576625	206300	CM3 4AY	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/01456/CUPAQ approved 23/10/2018	N/A	N			1				1														
157	Site at Robjohns Colam Lane Little Baddow Chelmsford	577824	207411	CM3 4SZ	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/01543/OUT approved 13/03/2019		N		2		1			2														
158	Site at Saplings Darcy Rise Little Baddow	578303	206341	CM3 4SN	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/01386/FUL approved 21/09/2017	N/A	N		1					1														
159	Barn at Little Graces Graces Lane Little Baddow Chelmsford	576862	206376	CM3 4AX	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/02049/FUL approved 08/02/2017	N/A	N			1				1														
160	The Hideaway The Ridge Little Baddow Chelmsford	578249	206051	CM3 4RT	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/00578/FUL approved 15/06/2016	N/A	Y, February 2019		1																			
161	Barn at Little Baddow Hall Farm Church Road Little Baddow	576422	207922	CM3 4BE	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Prior approval required - approved	16/01831/COUPA approved 02/12/2016	N/A	N			1				1														
162	Kaeden Place Blind Lane Sandon Chelmsford	575441	203800	CM2 7FA	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/00531/FUL approved 13/06/2018	N/A	N	1						1														
163	34 Condor Gate Little Waltham Chelmsford	572237	210850	CM3 3PY	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Permission granted	17/01934/FUL approved 02/01/2018	N/A	Y, September 2018		2		1																	
164	Site at Rolphs Farm Blasford Hill Little Waltham	570738	212039	CM3 3PF	Little Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	18/01754/CUPAQ approved 07/12/2018	N/A	N			1				1														

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Housing Site Schedule - June 2019

2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30		Years 2030/31 - 2034/35		Year 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market
200	63 and 65 Brock Hill Runwell Wickford	574385	195187	SS11 7NS	Runwell, Rettendon and Runwell	SAD	N/A	3	0	3	0	Permission granted	17/00335/FUL approved 11/07/2017	N/A	Y, July 2018	4			1	3																
201	Land Rear of 132 Brock Hill Runwell	574238	195600	SS11 7NX	Runwell, Rettendon and Runwell	SAD	N/A	3	0	3	0	Permission granted	17/00905/FUL approved 10/08/2017	N/A	N	3						3														
202	Barns at Mill Hill Farm East Hanningfield Road Sandon	576194	202544	CM2 7TF	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/02065/FUL approved 13/03/2019	N/A	N			1						1												
203	Land rear of 7 Chalklands Sandon	574760	203061	CM2 7TH	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/01432/FUL approved 11/10/2018	N/A	N		1					1														
204	Land at Walnut Tree Cottage Woodhill Road Sandon	574549	204896	CM3 4DY	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/00854/FUL approved 20/09/2018	N/A	N		1					1														
205	Site at Rosewood Southend Road Sandon Chelmsford	575721	202945	CM2 7TE	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	18/00434/OUT approved 09/05/2018		N		2		1			1														
206	Chamberlains Farm Sporhams Lane Sandon	576127	203968	CM3 4AJ	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	4	0	4	0	Permission granted	15/01900/OUT approved 15/06/2016	N/A	N	4						4														
207	Land East of Howe Green Cottage Southend Road Howe Green	574542	203277	CM2 7TE	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/00172/OUT approved 01/07/2016	18/01019/REM approved 06/08/2018	Y, March 2019		1																			
208	Smithfield Hawkwood Road Downham Billericay	573051	196872	CM11 1JZ	South Hanningfield - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/00044/FUL approved 10/08/2018	N/A	IN December 2018			1																		
209	De Beauvoir Farm Equestrian Centre Church Road Ramsden Heath	571736	194992	CM11 1PW	South Hanningfield - South Hanningfield Stock and Margaretting	SAD	N/A	6	0	6	0	Permission granted	18/00582/FUL approved 13/07/2018	N/A	N	6						6														
210	Site at 111 Downham Road Ramsden Heath Billericay	572113	196248	CM11 1QQ	South Hanningfield - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/00216/FUL approved 27/04/2018	N/A	Y, February 2019			1																		
211	Site at Crowsheath Farm Hawkwood Road Downham	571794	197011	CM11 1JT	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	7	0	7	0	Permission granted	17/01074/FUL approved 02/11/2017	N/A	N	4		4	1			7														
212	Land at Nightingale Lodge, Brock Hill South Hanningfield	573615	196624	SS11 7PD	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	2	0	2	0	Permission granted	18/01423/FUL approved 12/10/2018	N/A	N			2		2																
213	Garages at Nightingale Lodge Brock Hill South Hanningfield	573554	196582	SS11 7PD	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/01448/FUL approved 23/10/2017	N/A	Y, April 2018			1		1																
214	Water Pumping Station Castledon Road Downham	573356	194709	CM11 1LH	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00064/FUL approved 19/05/2017	N/A	N			1			1															
215	Land and Garages at 71 School Road Downham	572525	196128	CM11 1QN	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	CFS33	1	0	1	0	Permission granted	17/00722/FUL approved 07/06/2017	N/A	Y, May 2018. BR	1				1																
216	Land North of Woodview Heath Road Ramsden Heath Billericay	570753	195843	CM11 1HS	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	2	0	2	0	Permission granted	17/01909/FUL approved 22/01/2018	N/A	Y, Aug 2018		2			2																
217	Site at Park Lane Riding School Park Lane Ramsden Heath	571152	195226	CM11 1NN	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	6	0	6	0	Permission granted	17/00079/FUL approved 12/07/2017	N/A	N	6					6															
218	20 Church Road Ramsden Heath	571342	195766	CM11 1PA	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	12/01256/OUT approved 04/10/2013		N		2		1					1												
219	Agricultural Building at Park Lodge Ramsden Heath	571011	195197	CM11 1NN	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	3	0	3	0	Prior approval not required	18/01490/CUPAQ approved 15/10/2018	N/A	N			3				3														
220	Land west 119 Downham Road Ramsden Heath	572210	196260	CM11 1QH	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00727/FUL approved 04/07/2017	N/A	N		1				1															
221	Land at 115 Downham Road Downham	572159	196250	CM11 1QH	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00696/FUL approved 16/06/2017	N/A	Y, February 2019		1			1																
222	Oaklings Dowsett Lane Ramsden Heath	570982	196935	CM11 1JL	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	18/00896/FUL approved 16/07/2018	N/A	N	1						1														
223	Windmill Pasture Little Waltham Road Springfield Chelmsford	571715	210239	CM1 7TG	Springfield - Springfield North	SAD	N/A	1	0	1	0	Permission granted	18/00886/FUL approved 16/11/2018	N/A	N			1				1														
224	Land at 77 Rushleydale Chelmsford	572410	208626	CM1 6IX	Springfield - Springfield North	SAD	N/A	1	0	1	0	Permission granted	17/01379/FUL approved 11/10/2017	N/A	N		1					1														

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2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Year 1 19/20	Year 2 20/21	Year 3 21/22	Year 4 22/23	Year 5 23/24	Year 6 24/25	Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36	
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable
225	2 Kingsford Drive Springfield Chelmsford	573486	207426	CM2 6YR	Springfield - Chelmer Village and Beaulieu Park	SAD	N/A	1	0	1	0	Permission granted	16/01433/FUL approved 30/11/2016	N/A	N			1											
226	Site at 140 Mill Road Stock Ingatestone Chelmsford	569628	198702	CM4 9LR	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	8	0	8	0	Permission granted	18/01631/FUL approved 17/01/2019	N/A	N		9		1			8							
227	Site at 22 Common Road Stock	569525	199008	CM4 9LY	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	2	0	2	0	Permission granted	18/00719/FUL approved 05/12/2018	N/A	N		4		2			2							
228	Site at Mill Lane Stock Ingatestone Chelmsford	569768	198829	CM4 9RY	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/01138/FUL approved 15/10/2018	N/A	Y, January 2019		2		1	2									
229	27 The Square Stock Billericay	569107	198957	CM4 9LH	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/01058/FUL approved 09/08/2018	N/A	N	1					1								
230	Land East of 10 Mill Lane Stock Chelmsford	569818	198761	CM4 9RY	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	18/00676/FUL approved 07/06/2018	N/A	BR submitted December 2018		1			1									
231	Site at Lammas Cottage High Street Stock Chelmsford	568678	198698	CM4 9BS	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	2	0	2	0	Permission granted	18/00538/FUL approved 29/05/2018	N/A	N		2				2								
232	Hippodrome Farm Goatmoor Lane Stock Chelmsford	569870	197243	CM4 9RS	Stock - South Hanningfield Stock and Margaretting	SAD	N/A	1	0	1	0	Prior Approval Required - Approved	18/00296/CUPAQ approved 09/04/2018	N/A	N			1											
233	Brook Farm Ingatestone Road Stock Ingatestone	567428	198123	CM4 9PD	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	17/00736/FUL approved 31/01/2018	N/A	N	2					2								
234	ACIT Solutions Ltd Barn One Brook Farm Ingatestone Road Stock	567450	198165	CM4 9PD	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Prior approval required - approved	18/01028/CUPAO approved 07/08/2018	N/A	N			1			1								
235	Site at 2 The Paddock Stock Billericay	569339	199010	CM4 9BG	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	18/00205/FUL approved 28/3/2018	N/A	Y, May 2018		3		1	2									
236	Agricultural Buildings at Farrows Farm Stock Road Stock	570081	199852	CM4 9QX	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	3	0	3	0	Permission granted	17/01520/FUL approved 08/12/2017	N/A	N			3			3								
237	Units 3 & 4 adjacent Heathfield Dowsett Lane Ramsden Heath	570986	197243	CM11 1JH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/01263/FUL approved 07/09/2017	N/A	N			1			1								
238	Barn at Stock Farm Goatmoor Lane Stock	569771	197672	CM4 9RS	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/00014/FUL approved 03/08/2017	N/A	Y, February 2019			1											
239	Land at the Grange Stock Road Stock	568744	197485	CM4 9PH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	17/02148/FUL approved 14/02/2018	N/A	N					2									
240	The Grange Stock Road Stock	568768	197453	CM4 9PH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	3	0	3	0	Permission granted	17/00987/FUL approved 09/08/2017	N/A	N	3				3									
241	Land North East of 34 High Street Stock Ingatestone	569093	198978	CM4 9BA	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/01356/FUL approved 05/02/2018	N/A	N		1				1								
242	36 High Street Stock Ingatestone	569061	198961	CM4 9BA	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	18/00702/FUL approved 14/06/2018	N/A	N			2			2								
243	Land North of 2 Myln Meadow Stock Ingatestone	569570	199003	CM4 9NE	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	16/01156/OUT approved 24/08/2016		N		1				1								
244	Land Adjacent 6 Southern Drive South Woodham Ferrers	580481	197213	CM3 5NY	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	18/01728/FUL approved 30/01/2019	N/A	N		1				1								
245	Flat 6 Guild Way South Woodham Ferrers	581156	197170	CM3 5TG	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	18/01158/FUL approved 06/12/2018	N/A	N			1			1								
246	Land Between 22 and 23 Forrest Close South Woodham Ferrers	580368	197391	CM3 5NR	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Appeal allowed	17/00038/FUL allowed at appeal 23/01/2018	N/A	N		1				1								
247	14 King Edwards Road South Woodham Ferrers Chelmsford	580559	197899	CM3 5PQ	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	17/01576/FUL approved 31/10/2017	N/A	N			1			1								
248	46 Reeves Way South Woodham Ferrers Chelmsford	581284	197261	CM3 5XF	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	17/01966/FUL approved 10/01/2018	N/A	N			1			1								
249	38 to 50 Reeves Way South Woodham Ferrers Chelmsford	581271	197258	CM3 5XF	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	2	0	2	0	Permission granted	13/01874/FUL approved 28/05/2014	N/A	Y				2										
250	213 Hullbridge Road South Woodham Ferrers	580881	196625	CM3 5LW	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	17/01745/FUL approved 14/03/2018	N/A	N		1				1								
251	Site at 74 Hullbridge Road South Woodham Ferrers Chelmsford	580615	197576	CM3 5LJ	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	16/01845/FUL approved 10/03/2017	N/A	N		2		1			1							

Housing Site Schedule - June 2019																				Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30		Years 2030/31 - 2034/35		Year 2035/36
2019 Site Reference No.	Site Address	Eastings	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	
252	Land at 171 Hullbridge Road South Woodham Ferrers Chelmsford	580852	197002	CM3 5LN	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	7	0	7	0	Permission granted	15/01349/FUL approved 11/08/2016	N/A	N		8		1			7														
253	Land North of 5 to 7 Baron Road South Woodham Ferrers	581193	197347	CM3 5XQ	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	3	0	3	0	Permission granted	18/01895/FUL approved 29/01/2019	N/A	N	3						3														
254	Chase Farm Cattery Stock Road Stock	570483	200343	CM4 9QZ	West Hanningfield - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	15/01560/FUL approved 13/11/2015	N/A	N			1				1														
255	Land Between 59 and 67 Priory Road Bicknacre	578264	202371	CM3 4HY	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	4	0	4	0	Permission granted	18/00563/OUT approved 03/08/2018	18/01554/REM approved 30/01/2019	Y, February 2019		4																			
256	Site at Town Farm Main Road Woodham Ferrers	579822	199336	CM3 8RF	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	2	0	2	0	Permission granted	17/00037/FUL approved 31/05/2018	N/A	N			2				2														
257	Grain Store Woodham Hall Main Road Bicknacre	579157	201543	CM3 4HW	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	17/00069/CUPAQ approved 06/03/2017	N/A	N			1				1														
258	Site at Wantz Cottage Crows Lane Woodham Ferrers	579450	200598	CM3 8RR	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/02219/FUL approved 26/02/2018	N/A	N		1					1														
259	Oak House Main Road Bicknacre	579044	201590	CM3 4HW	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	18/01302/FUL approved 16/10/2018	N/A	Y, November 2018		1																			
260	The Brewers Arms Main Road Bicknacre Chelmsford	578791	202065	CM3 4HD	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00052/FUL approved 24/03/2017	N/A	N		1					1														
261	Site at 2 Tower Road Writtle Chelmsford	566620	206156	CM1 3NR	Writtle	SAD	N/A	1	0	1	0	Permission granted	18/01977/FUL approved 19/03/2019	N/A	N		1					1														
262	Site at 8 Lordship Road Writtle Chelmsford	567658	206515	CM1 3EH	Writtle	SAD	N/A	1	0	1	0	Permission granted	17/02031/FUL approved 25/01/2018	N/A	Y, November 2018		2		1																	
263	30 The Green Writtle Chelmsford	567749	206360	CM1 3DU	Writtle	SAD	N/A	1	0	1	0	Permission granted	18/01100/FUL approved 24/08/2018	N/A	N			1				1														
264	Land North of Southwoods Farmhouse Margaretting Road Writtle	567072	203911	CM1 3PN	Writtle	SAD	N/A	1	0	1	0	Permission granted	18/00307/FUL approved 11/04/2018	N/A	N			1				1														
265	Buildings rear of Oxney Grove Ongar Road West Writtle	566093	205893	CM1 3NT	Writtle	SAD	N/A	1	0	1	0	Permission granted	17/01049/FUL approved 24/10/2017	N/A	N	1						1														
266	Writtle Mill Chelmsford Road Writtle	568668	206114	CM1 3BP	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/01609/FUL approved 07/04/2017	N/A	N		1					1														
267	Land at 24 Hunts Drive Writtle	567685	205672	CM1 3HH	Writtle	SAD	N/A	2	0	2	0	Permission granted	16/01569/FUL approved 27/10/2016	N/A	N		2					2														
268	Land West of 18 St Johns Road Writtle	567709	206416	CM1 3EB	Writtle	SAD	N/A	1	0	1	0	Permission granted	18/01000/FUL approved 27/07/2018	N/A	N		1					1														
269	Cart Lodge at Ropers Farm Margaretting Road Writtle	566870	205228	CM1 3PH	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/00842/FUL approved 07/07/2016	N/A	N			1				1														
270	Land to the rear of Britleys Margaretting Road Writtle	567332	205164	CM1 3PJ	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/00529/FUL approved 19/05/2016	N/A	N			1				1														
271	Land East of 1 Purcell Cole Writtle	567292	206309	CM1 3NB	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/00205/FUL approved 12/08/2016	N/A	Y, January 2019		1					1														
272	Site South West of 238 Ongar Road Writtle Chelmsford	566472	206054	CM1 3NZ	Writtle	SAD	N/A	1	0	1	0	Permission granted	15/01787/FUL approved 25/01/2016	N/A	Y			1				1														
273	Land East of 26 The Coverts Writtle	567568	206083	CM1 3LL	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/01678/FUL approved 21/11/2016	N/A	N		1					1														
SUBTOTAL																				163	7	269	2	10	1	1	0	0	0	0	0	0	0	0		
New Local Plan Sites																																				
Growth Area 1 - Central and Urban Chelmsford																																				
274	Former Gas Works Wharf Road Chelmsford	571312	206518	CM2 6LU	Chelmsford Town Area - Moulsham and Central	CW1a	CFS264	250	88	250	88	No application			N	Y														50	200					
275	Peninsula Site Chelmer Waterside Development Wharf Road Chelmsford	571628	206292	CM2 6LU	Chelmsford Town Area - Moulsham and Central	CW1b	N/A	423	106	423	106	Permission granted	16/01630/FUL approved 15/03/2017	16/01630/MAT/1 approved 08/05/2018 (increase units by 2)	Y	423					45		100	35	90	35	82	36								
276	Lockside Navigation Road Chelmsford	571590	206486	CM2 6HE	Chelmsford Town Area - Moulsham and Central	CW1c	CFS262	130	46	130	46	No application			N	Y													32	18	80					
277	Baddow Road Car Park and Land to the East	571277	206335	CM2 0DD	Chelmsford Town Area - Moulsham and Central	CW1d	CFS263 CUA28	190	67	190	67	No application			N	Y																		190		

Housing Site Schedule - June 2019																				Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30		Years 2030/31 - 2034/35		Year 2035/36
2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Years 2025/26 - 2029/30	Years 2030/31 - 2034/35	Year 2035/36		
278	Travis Perkins Navigation Road Chelmsford	571536	206614	CM2 6NE	Chelmsford Town Area - Moulsham and Central	CW1e	CAU20	75	26	75	26	No application			N	Y															75					
279	Navigation Road sites Chelmsford	571345	206838	CM2 6JZ	Chelmsford Town Area - Moulsham and Central	CW1f	CAU17	35	12	35	12	No application			N	Y																35				
281	Former St Peter's College Fox Crescent	569357	207981	CM1 2BL	Chelmsford Town Area - St Andrews	SGS1d	CFS276	185	65	185	65	No application			N	Y							18	5	34	20	34	20	34	20						
282	Former Royal Mail Premises Victoria Road Chelmsford	571034	207180	CM1 1AA	Chelmsford Town Area - Moulsham and Central	SGS1e		203	55	203	55	Permission granted	18/00840/FUL approved 18/02/2019		Y, March 2019	Y						74	28	74	27											
283	Riverside Ice and Leisure Land Victoria Road Chelmsford	571133	207016	CM1 1FG	Chelmsford Town Area - Moulsham and Central	SGS1f		125	44	125	44	No application			N	Y																125				
284	Civic Centre Land Fairfield Road Chelmsford	570340	206938	CM1 1JE	Chelmsford Town Area - Marconi	SGS1g	CUA1	100	35	100	35	No application			N	Y																100				
285	Eastwood House Car Park Glebe Road Chelmsford	570648	207330	CM1 1QW	Chelmsford - Marconi	SGS1h	CUA1	100	35	100	35	No application			N	Y															100					
286	Chelmsford Social Club and Private Car Park 55 Springfield Road	571212	206898	CM2 6JG	Chelmsford Town Area - Moulsham and Central	GS1i	CUA16	90	32	90	32	No application			N	Y													58	32						
287	Ashby House Car Parks New Street Chelmsford	571048	207535	CM1 1UE	Chelmsford Town Area - Marconi	GS1j	CUA8	80	28	80	28	No application			N	Y																80				
288	Rectory Lane Car Park West Rectory Lane Chelmsford	570428	207596	CM1 1RN	Chelmsford Town Area - All Saints	GS1k		75	26	75	26	No application			N	Y													48	27						
289	Car Park to the West of County Hotel Rainsford Road	570164	207216	CM1 2PZ	Chelmsford Town Area - Marconi	GS1l		45	16	45	16	Application submitted 17/01899/FUL			N	Y													29	16						
290	Former Chelmsford Electrical and Car Wash Brook Street	570950	207420	CM1 1SU	Chelmsford Town Area - Marconi	GS1m	CUA9	40	14	40	14	No application			N	Y													26	14						
291	BT Telephone Exchange Cottage Place Chelmsford	570764	207070	CM1 1NP	Chelmsford Town Area - Moulsham and Central	GS1n	CUA11	30	11	30	11	No application			N	Y																30				
292	Rectory Lane Car Park East Rectory Lane Chelmsford	570589	207586	CM1 1RF	Chelmsford Town Area - Marconi	GS1o		25	9	25	9	No application			N	Y															25					
293	Church Hall Site Woodhall Road Chelmsford	570459	209259	CM1 4AA	Chelmsford Town Area - Patching Hall	GS1q	CFS252	19	7	19	7	No application			N	Y													12	7						
294	British Legion New London Road Chelmsford	570249	206029	CM2 0AR	Chelmsford Town Area - Moulsham and Central	GS1r	CUA40	15	5	15	5	No application			N	Y															15					
295	Land rear Of 17-37 Beach's Drive Chelmsford	569056	207340	CM1 2NU	Chelmsford Town Area - St Andrews	GS1s		14	5	14	5	No application			N	Y															14					
296	Garage Site St Nazaire Road Chelmsford	569498	208720	CM1 2EQ	Chelmsford Town Area - St Andrews	GS1t	CFS256	12	4	12	4	No application			N	Y													7	5						
297	Garage Site and Land Medway Close Chelmsford	568748	207624	CM1 2LH	Chelmsford Town Area - St Andrews	GS1u	CFS257	10	0	10	0	No application			N	Y													10							
298	Car Park R/O Bellamy Court Broomfield Road Chelmsford	570307	207203	CM1 2QF	Chelmsford Town Area - Marconi	GS1v	CUA32	10	0	10	0	No application			N	Y															10					
299	Rivermead Bishop Hall Lane Chelmsford	570884	207829	CM1 1PD	Chelmsford Town Area - The Lawns	GS1a	CUA3	80	28	80	28	Application submitted 18/01326/FUL			N	Y													52	28						
300	Waterhouse Lane Depot and Nursery Chelmsford	569558	206570	CM1 2RY	Chelmsford Town Area - Waterhouse Farm	GS1p	CFS266	20	7	20	7	No application			N	Y															20					
301	Land Surrounding Telephone Exchange Ongar Road Writtle	567557	206381	CM1 3NA	Writtle	EC2		25	9	25	9	No application			N	Y																25				
302	West Chelmsford	568061	207735	CM1 3RU	Writtle	SGS2	MON/00165/14	800	280	800	280	PPA			N		Y						78	42	78	42	78	42	78	42	320					
303	East Chelmsford - Manor Farm	573578	205591	CM2 7DG	Great Baddow - Great Baddow East	SGS3a	MON/00208/14	250	88	250	88	PPA			N		Y							32	18	32	18	32	18	32	18	50				
304	East Chelmsford - Land South of Maldon Road	574067	205323	CM2 7AG	Sandon - Little Baddow Danbury and Sandon	SGS3c	MON/00100/14 (part of)	100	35	100	35	PPA			N		Y							32	18	32	18									
305	East Chelmsford - Land North of Maldon Road	574315	205599	CM2 7RU	Great Baddow - Great Baddow East	SGS3d	MON/00100/14 (part of)	50	18	50	18	PPA			N		Y							32	18											
306	Land north of Galleywood Reservoir Beehive Lane Galleywood	570557	203053	CM2 8PZ	Galleywood - Galleywood	EC1	CFS260	13	4	13	4	Permission granted	16/01012/OUT approved 13/12/2017		N	13												9	4							
	SUBTOTAL																			45	0	174	63	356	163	258	134	144	80	427	231	759	595	190		
TOTAL GROWTH AREA 1																				3619																

Housing Site Schedule - June 2019																				Year 1 19/20		Year 2 20/21		Year 3 21/22		Year 4 22/23		Year 5 23/24		Year 6 24/25		Years 2025/26 - 2029/30		Years 2030/31 - 2034/35		Year 2035/36														
2019 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation Number	SHELAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition/Loss	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable																					
Growth Area 2 - North Chelmsford																																																		
307	North East Chelmsford	572140	212363	CM3 3LZ	Little Waltham - Broomfield and the Walthams	SG54	MON/00139/14 (part) MON/00094/14 (part) + subsequent masterplan submission	3000	1050	3000	1050	PPA			N		Y									65	35	60	30	60	30	760	1552	408																
308	Great Leighs - Land at Moulsham Hall	573091	218377	CM3 1PZ	Great and Little Leighs - Borehams and the Leighs	SG55a	MON/00204/14 (part)	750	263	750	263	PPA			N		Y										20	9	20	9	227	381	84																	
309	Great Leighs - Land East of London Road	573496	218450	CM3 1QX	Great and Little Leighs - Borehams and the Leighs	SG55b	MON/00204/14 (part)	250	88	250	88	PPA			N		Y							45	25	65	35	52	28																					
310	Great Leighs - Land North and South of Banters Lane	573476	218174	CM3 1TN	Great and Little Leighs - Borehams and the Leighs	SG55c	MON/00025/15 MON/00016/15 MON/00019/14	100	35	100	35	PPA			N		Y										32	18	32	18																				
311	North of Broomfield	570332	211817	CM3 3PG	Broomfield - Broomfield and the Walthams	SG56	MON/00181/14 (part) MON/00001/15 MON/001845/14 MON/00036/14	450	158	450	158	PPA			N		Y												26	14	250	160																		
312	Great Leighs - Land East of Main Road	573181	217762	CM3 1NP	Great and Little Leighs - Borehams and the Leighs	EC3	CF5105	100	35	94	35	Appeal allowed	14/01791/OUT appeal allowed 26/09/2016	17/01949/REM approved 15/03/2018	Y, June 2018		100				29	25	30	10																										
313	East of Boreham	575968	209900	CM3 3EA	Boreham - Boreham and the Leighs	EC4	CF5145	143	51	143	51	Appeal allowed	14/01552/OUT appeal allowed 26/05/2016	18/00682/REM approved 10/08/2018	Y, September 2018		145		2		31	11	30	29	31	11																								
SUBTOTAL																				60	36	60	39	76	36	130	70	164	85	138	71	1237	2093	492																
TOTAL GROWTH AREA 2																				4787																														
Growth Area 3 - South and East Chelmsford																																																		
314	North of South Woodham Ferrers	580407	198662	CM3 5QN	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SG57	MON/00282/14 (part), MON/00023/15 (part), MON/00167/14, MON/00280/14 (part), MON/00088/14	1000	350	1000	350	PPA			N		Y									32	18	97	53	97	53	97	53	250	250															
315	South of Bicknacre	578726	202024	CM3 4HD	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SG58	MON/00060/14	35	13	35	13	Outline application approved 20/08/2018. Local Plan SOCG	16/02021/OUT approved 20/08/2018		N		Y								9	7	13	6																						
316	Danbury	580407	198662	CM3 4FH	Danbury - Little Baddow Danbury and Sandon	SG59		100	35	100	35	No application			N		Y														50	50																		
317	St Giles Moor Hall Lane	577927	202675	CM3 8AR	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	EC5	MON/00043/15	32	12	32	12	No application			N	Y															32																			
SUBTOTAL																				0	0	0	0	41	25	110	59	97	53	97	53	332	300	0																
TOTAL GROWTH AREA 3																				1167																														
Windfall Allowance																																																		
TOTAL																				796	238	1006	294	1040	365	922	329	741	253	857	397	4437	4032	782																
																				1034		1300		1405		1251		994		1254																				
5 YEAR TOTAL UNITS																				5984																														
Of which AH units																				1479																														
Local Development Framework sites																				691	202	772	192	567	141	327	66	116	35	95	42	1609	544	0																
																				893		964		708		393		151		137		1609	544	0																
																				3109										2290																				
																				5399																														
New Local Plan Allocations																				105	36	234	102	473	224	498	263	405	218	662	355	2328	2988	682																
																				141		336		697		761		623		1017		2328	2988	682																
																				2558										7015																				
																				9573																														

Local Plan Employment Trajectory 2019 - 2036																										
	Net New Employment Floorspace (sqm)	Type of Use	SLAA/UCS Reference	PO Policy Reference																						
					2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36					
LDF Commitments to 2024																										
Outstanding Commitments 2019-2024																										
Channels Business Park, Essex Regiment Way	13935				13935																					
Springfield Business Park, Winsford Way	17072				17072																					
NE Chelmsford - Beaulieu	40,000				10000					20000					10000											
Outstanding Commitments TOTAL					71007				41007					20000					10000							
New Local Plan Allocations to 2036																										
Growth Area 1 - Central and Urban Chelmsford																										
Opportunity Sites																										
Rivermead	7000			OS1a	1250					2750					3000											
Railway Sidings, Brook Street	7000			OS1b	1250					2750					3000											
SUB-TOTAL		14000				2500					5500					6000										
Strategic Sites																										
East of Chelmsford - Land North of Maldon Road	5000	Office/High-Tech	MON/00101/14 (part)	3b	2500					2500																
SUB-TOTAL		5000				2500					2500					0										
Growth Area 1 TOTAL		19,000				5000					8000					6000										
Growth Area 2 - North Chelmsford																										
Strategic Sites																										
North East Chelmsford	45000	Office/High-Tech	MON/00139/14 (part), MON/00094/14 (part) + subsequent	4	5000					15500					17500					7000						
SUB-TOTAL		45000				5000					15500					17500					7000					
Growth Area 2 TOTAL		45,000				5000					15500					17500					7000					
Growth Area 3 - South and East Chelmsford																										
Strategic Sites																										
North of South Woodham Ferrers	1000	1000 Business Space	(part), MON 00023/15 (part), MON/00167/14	7						1000																
SUB-TOTAL		1000									1000															
Growth Area 3 TOTAL		1000									1000															



	Net New Employment Floorspace (sqm)	Type of Use	SLAA/UCS Reference	PO Policy Reference																	
					2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
New Local Plan Allocations 2021-2036 TOTAL	65,000				10000					24500					23500					7000	
Existing sites with planning permission TOTAL	71,007				41007					20000					10000					0	
TOTAL	136,007				51007					44500					33500					7000	
ALL Existing Commitments (Five year periods average per annum)					10201.4					8900					6700					3500	

### Local Plan Gypsy and Travellers Trajectory 2019 - 2036

	Net new Gypsy & Traveller Pitches	Net Travelling Showpeople Plots	SLAA/UCS Reference	PO Policy Reference																	
					2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
New Local Plan Allocations to 2036																					
Growth Area 1 - Central and Urban Chelmsford																					
Strategic Sites																					
West Chelmsford		5	MON/00165/14	2				5													
Growth Area 1 TOTAL	0	5			0			5			0			0							
Growth Area 2 - North Chelmsford																					
Strategic Sites																					
North East Chelmsford		9	MON/00139/14 (part), MON/00094/14 (part) + subsequent masterplan submission	4										9							
Great Leighs - Land at Moulsham Hall		5	MON/00204/14 (part)	5a				5													
SUB-TOTAL	0	14			0			5			9			0							
Outstanding Commitments with Planning Permission 2021-2036																					
Drakes Lane	10			GT1	10																
SUB-TOTAL	10				10			0			0			0							
Growth Area 2 TOTAL	10	14			10			5			9			0							
Growth Area 3 - South and East Chelmsford																					
Strategic Sites																					
North of South Woodham Ferrers		5	(part), MON 00023/15 (part), MON/00167/14	7				5													
Growth Area 3 TOTAL	0	5			0			5			0			0							
TOTALS	10	24			10			15			9			0							

### **Schedule of Proposed Additional Modifications**

A Planning Inspector is examining the Chelmsford City Council Local Plan as submitted by the Council on 29 June 2018. As part of the examination process a number of proposed Additional (Minor) Modifications to the Pre-Submission Local Plan have been identified.

This schedule sets out these minor modifications that the Council intends to make to the Pre-Submission Local Plan prior to its adoption.

Main Modifications are listed in a separate schedule. In addition, a further separate Schedule of Proposed Modifications to the Policies Map, details changes made to the Policies Map.

The reasoning for the additional modifications is to:

- provide clarity including the time period covered by the Local Plan;
- ensure consistency across the Local Plan with policies and other evidence base work;
- prepare the document for adoption;
- respond to issues raised by consultees during the Pre-Submission Local Plan Consultation January-March 2018
- reflect the latest position or updated facts;
- correct typographical or grammatical errors and/or
- better reflect site allocation development requirements.

The Additional Modifications will not be considered by the Planning Inspector as they do not relate to the soundness of the plan. They are published for information purposes only and thus do not form part of the Main Modifications consultation.

This schedule includes the paragraph or policy number the modification together with an outline of the proposed modification. New text is shown as underlined. Deleted text is shown as ~~striketrough~~. Actions are showed in *italic*.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification
AM1	Front Cover	<i>Add to cover:</i> Our Planning Strategy <u>2013</u> to 2036
AM2	Whole Plan	<i>Change all references to 'Green Wedges' to the singular and where appropriate proceed by 'the'</i>  <i>Change all references of 'a Green Wedge' to 'the Green Wedge'</i>
AM3	1.1	<i>Amend last sentence of para 1.1:</i> The Council's <del>is preparing a new</del> Local Plan <del>to</del> provides a new planning framework to meet local development needs for the period <del>up to</del> <u>2013-2036</u> and consists of a Written Statement (this document) and a Policies Map
AM4	1.6	<i>Amend Box:</i> Section 1 - introduces the Local Plan, its purpose, <del>the timetable</del> <u>the plan period</u> , the Sustainability Appraisal and community-led planning, <del>alongside details of how you can make comments.</del>  Section 11 – <i>add space between 'the' and 'Policies'. Delete 'to' before identify.</i>
AM5	1.7 to 1.35, 1.40 to 1.45 and 1.46, 1.47 and 1.48	<i>Update introductory text to the Local Plan to reflect current status.</i>
AM6	1.36	<i>Amend para 1.36:</i> The supporting documents which the Council can require to validate an application include a Design and Access Statement ..... <u>Agricultural Land Classification Survey</u> , Transport Assessment and Travel Plan and Education Land Compliance Assessments.
AM7	2.24	<i>Insert additional para before 2.24:</i> <u>Chelmsford is well served by a range of urban and inter urban bus services between key centres in Essex. Chelmsford also has two Park and Ride facilities (Chelmer Valley and Sandon) with frequent connections to the City Centre for commuters and shoppers. North Chelmsford is also served by a bus-based rapid transit (ChART) connecting the new neighbourhood with the City Centre and rail station.</u>

Additional Modification Reference Number	Paragraph/ Policy Number	Modification
AM8	2.28	<i>Amend para 2.28:</i> Chelmsford is also rich in history, with over 1,000 listed buildings, 25 Conservation Areas, 19 scheduled monuments and 6 <del>historic park gardens</del> <u>Registered Parks and Gardens of Special Interest</u> . Its historic landscape contains many archaeological sites dating back to pre-historic times.
AM9	3.14	<i>Amend last sentence of para 3.14:</i> <del>However, some additional capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel. However,</del> to transport people exists on sustainable networks such as bus, walking and cycling. <u>Subsequently,</u> additional capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel.
AM10	3.15	<i>Amend fourth sentence of para 3.15:</i> The modelling outputs indicate that the patterns and severity of congestion across Chelmsford <del>in the modelling would</del> remain broadly consistent regardless of differences in Local Plan development allocation and the mitigation measures identified.
AM11	3.23	<i>Amend para 3.23:</i> A key infrastructure challenge will be ensuring that the local and strategic transport network can accommodate the proposed future growth. The traffic modelling evidence base work has assessed the transport implications of the Local Plan throughout its preparation, <u>and identified junction mitigation and sustainable infrastructure requirements, where appropriate.</u>
AM12	3.27	<i>Amend para 3.27:</i> Chelmsford has a wide range of planning designations such as Green Belt and other national environmental and heritage designations such as SSSI's, local wildlife habitats and woodlands providing biodiversity and ecological benefits. Chelmsford's historic environment is also important with a range of Scheduled Monuments, Listed Buildings, <u>Conservation Areas and Registered Parks and Gardens</u> . All of these contribute towards the local distinctiveness of the area and need to be protected and enhanced at the same time as achieving the growth required.
AM13	3.28	<i>Amend para 3.28:</i> The Local Plan will also protect and enhance local distinctiveness and plan positively for the creation, protection and enhancement of networks <u>to ensure a net gain for</u> <del>of</del> biodiversity and green infrastructure in line with the Council's Green Infrastructure <del>Strategy.</del> <u>Strategic Plan.</u>
AM14	3.29	<i>Add new para after 3.29:</i>

Additional Modification Reference Number	Paragraph/ Policy Number	Modification
		<u>High quality green infrastructure will be used to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost. In line with the Spatial Principles (Policy S1), the Local Plan will also maximise the use of suitable previously developed land (brownfield land), provided that it is not of high environmental value and represents a sustainable location.</u>
AM15	3.33	<i>Amend para 3.33:</i> <u>The Local Plan policies will seek to achieve a net gain for biodiversity by providing new green spaces including high quality green infrastructure built into the designs and masterplans of new development.</u> The new Local Plan will <u>also</u> seek to ensure that all new development meets the highest standards of design. The Plan will <u>further</u> <del>also</del> encourage the use of masterplans and design codes where appropriate for strategic scale developments.
AM16	3.37	<i>Add to end of para 3.37:</i> <u>A Cultural Development Trust has also been established to work in partnership with the Council to strengthen Chelmsford's cultural identity. Through close engagement with the public, the mutual objective is to inspire participation in the arts and culture, to build awareness of the City's historic heritage and to ignite interest in developing creative and cultural legacies for the future. The Trust will contribute to the ideas for a shared Cultural Vision "Towards 2040" and participate in encouraging investment in the City's museums and theatres.</u>
AM17	The Vision	<i>Amend second para of the Vision:</i> This positive change will optimise the opportunities for new and upgraded infrastructure including <u>cultural</u> , leisure and recreation facilities, shops, education and healthcare services .... historic environment.  <i>Amend bullets on page 37 and 38:</i> <ul style="list-style-type: none"> <li>• Move towards a low carbon future for Chelmsford <u>seeking to mitigate and adapt to climate change and to promote the sustainable use of natural resources</u></li> <li>• Protect and enhance the rich and diverse <del>natural, built, and</del> <u>natural, built, and historic and natural environment including the coast</u></li> </ul>
AM18	5.18	<i>Amend para 5.18:</i> Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance. Within Chelmsford's administrative area there are <del>1,006</del> <u>1,008</u> listed buildings. There are also 25 Conservation Areas, 19 <del>Ancient</del> <u>Scheduled</u> Monuments, and 6 Registered Parks and Gardens all of which are shown on the

Additional Modification Reference Number	Paragraph/ Policy Number	Modification
		Policies Map. With the exception of Conservation Areas, these Designated Heritage Assets are identified within the National Heritage List for England.
AM19	6.24	<i>Amend para 6.24:</i> An Employment Land Review, Retail Capacity Study and Office Needs Assessment have also been carried out which set out the amount and types of employment and retail floorspace that will be required within the Local Plan period.
AM20	6.32	<i>Second to last sentence of para 6.32 replace 'are' with 'also'</i>
AM21	6.54 and 6.65	<i>Add new para following 6.54:</i> <u>The Council is cooperating with broadband infrastructure providers and the County Council to ensure as wide a coverage as possible with high speed, reliable broadband. National broadband operators can offer superfast broadband connection for new developments, either free of charge or as part of a co-funded partnership.</u>  <i>Add new para before 6.65:</i> <u>The Chelmsford City Growth Package (£15m), which is jointly funded by Essex County Council and the South East Local Enterprise Partnership, for implementation by March 2021, will deliver a package of short term measures to achieve this vision. Once approved the final package will help to accommodate the existing, and future, transport needs of Chelmsford. A Housing Infrastructure Fund (HIF) forward funding bid submitted by Essex County Council in partnership with the City Council has also been successful at the expression of interest stage to move to the final stage for up to £250m grant to be directed to the delivery of the Chelmsford North East Bypass and Beaulieu Rail Station.</u>
AM22	6.65	<i>Add to last sentence of 6.65:</i> The overarching approach of Essex County Council is to develop three strategic zonal focuses ( <u>Table 2 below</u> ):
AM23	6.67	<i>Amend para 6.67:</i> For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. The term infrastructure can include any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways, <u>bridleways</u> and highways; ..... such as youth or the elderly.
AM24	6.75	<i>Add to start of para 6.75:</i> <u>Applicants should consult the Council's Planning Obligations Supplementary Planning Document for more guidance. Essex County Council's Developer's Guide to Infrastructure Contributions sets out ECC's standards for the receipt of relevant infrastructure funding.</u>

Additional Modification Reference Number	Paragraph/ Policy Number	Modification
AM25	6.89	<i>Amend para 6.89:</i> The Council will review the Local Plan every five years. On the basis that it takes around two years to formally complete this process, a formal review, <u>including a formal Regulation 18 consultation</u> , will commence three years after the adoption of the Local Plan. This is envisaged to be in 2022.
AM26	7.5	<i>Delete para 7.5</i>
AM27	7.9	<i>Amend first sentence of para 7.9:</i> This Growth Area will accommodate around <u>3,150</u> <del>3,400</del> new homes .....
AM28	Policy SGS1c, 7.41	<i>Amend bullet 3 under Site Infrastructure Requirements of Policy SGS1c:</i> <ul style="list-style-type: none"> <li><b>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul> <i>Add after first sentence of para 7.41:</i> <u>Due to the poor quality of the existing open space on site, in this instance, improving the quality of the open space to be provided on site as part of the development is appropriate in lieu of the Policy CF2 requirement to provide the same quantity of open space.</u>
AM29	Policy SGS1d	<i>Amend bullet 3 under Site Infrastructure Requirements:</i> <ul style="list-style-type: none"> <li><b>Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>
AM30	Policy SGS1e	<i>Amend bullet 2 under Site Infrastructure Requirements:</i> <ul style="list-style-type: none"> <li><b>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>
AM31	Policy SGS1f	<i>Amend bullet 2 under Site Infrastructure Requirements:</i> <ul style="list-style-type: none"> <li><b>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>
AM32	7.86	<i>Add additional sentence to end of para 7.86:</i> <u>There is also scope for alternative land uses across the wider site including cultural or entertainment uses.</u>
AM33	7.95	<i>Add a new heading before para 7.95 (or as renumbered), as follows:</i>



Additional Modification Reference Number	Paragraph/ Policy Number	Modification
		Growth Sites in Chelmsford Urban Area
AM34	Policy GR1	Amend 4 <sup>th</sup> bullet under Site Infrastructure Requirements: <ul style="list-style-type: none"> <li><b>Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</b></li> </ul>
AM35	7.121	Amend second to last sentence of para 7.121: Layout should also positively use existing topographical, heritage, ecological and landscape site features such as shallow valleys, established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites.
AM36	7.129	Add to end of para 7.129: <u>Any further contributions to provide, or make financial contributions towards new or enhanced sport, leisure or recreation facilities will be considered having regard to the provision of the new Country Park.</u>
AM37	7.137	Amend third sentence of para. 7.137: The feature is <u>potentially considered</u> of national importance and therefore in accordance with para 139 of the NPPF it should be treated as if it were a Scheduled Monument.
AM38	7.140	Amend para. 7.140: <u>As the site may contain archaeological deposits, these which will need to be considered by future development proposals, through an archaeological evaluation.</u>
AM39	7.233	Amend para 7.233: Flood risk management and <del>natural</del> , on-site SuDs are necessary to ensure there is no increased flood risk on site, or to adjacent areas and to ensure a sustainable form of development. Such features should not limit or adversely overlap with the main function of public open spaces
AM40	7.236	Amend para 7.236: The allocation includes areas which have been consented for long-term minerals extraction. The masterplanned development will require careful phasing together with an application from the mineral operator to modify the phasing programme for mineral extraction, which would be <u>determined approved</u> by the Minerals Planning Authority.
AM41	Policy SGS5a	Move bullet 4 from 'Movement and Access' to 'Historic and Natural Environment': <ul style="list-style-type: none"> <li><b>Ensure appropriate habitat mitigation and creation is provided</b></li> </ul>
AM42	7.253	Amend 1 <sup>st</sup> sentence of para 7.253:

Additional Modification Reference Number	Paragraph/ Policy Number	Modification
		An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement, <u>as shown on the Policies Map.</u>
AM43	7.277	<i>Amend para 7.277:</i> Development design and layout should also take into consideration the setting of other heritage assets, including the <u>nearby listed buildings including Blue Barnes Farm, The Cottage, Jasmine Cottage, Millers Cottage and Rose Cottage, and sScheduled mMonument at Gubbions Hall.</u>
AM44	7.287	<i>Amend second sentence of para 7.287:</i> This will help serve Broomfield Hospital, Fairleigh Hospice and King Edward VI Grammar School playing fields.  <i>Add additional sentence to the end of para 7.287:</i> <u>Site developers should work in partnership with the Mid-Essex Hospital Trust to facilitate this proposed new vehicular access road to the Hospital.</u>
AM45	7.291	<i>Amend last sentence of para 7.291:</i> Where the new link road affects Puddings Wood, compensatory measures which replaces and provides additional net habitat must be provided as part of the new development.
AM46	7.293	<i>Amend para 7.293:</i> Development design and layout should also take into consideration the setting of nearby historic properties along Blasford Hill, Wood House, the Coach House and Wood House Lodge, <del>and</del> the scheduled monument site to the north of the site, <u>and other non-listed residential properties adjoining the site.</u>
AM47	7.304	<i>Delete para 7.304</i>
AM48	7.309	<i>Amend para 7.309:</i> <del>Moat Wood</del> to <u>Moat Wood</u>
AM49	7.328	<i>Delete quote marks at end of second sentence of para 7.328</i>
AM50	7.330	<i>Capitalise <u>Showpeople</u> in the last sentence of para 7.330</i>
AM51	7.332	<i>Amend first sentence of para 7.332:</i> Locations for <u>business, office, retail and community space</u> will need to be incorporated in a logical way to relate to local needs and maintain a balance of uses on the site and the adjoining town.
AM52	8.5	<i>Add new sentence at end of para 8.5:</i>

Additional Modification Reference Number	Paragraph/ Policy Number	Modification
		Further information on the implementation of Policy HO1 Ci will be set out in the <u>Planning Obligations Supplementary Planning Document</u> .
AM53	8.8	<i>Add new sentence at end of para 8.8:</i> Further information on the implementation of Policy HO1 Cii will be set out in the <u>Planning Obligations Supplementary Planning Document</u> .
AM54	Policy EM2	<i>Amend para E) to:</i> <b>E) On upper floors, proposals for separate units of retail, office, tourism, leisure, cultural, community or residential accommodation will be supported provided that a separate access from the ground floor is maintained or created, a separate refuse and recycling and waste store is provided, and the use does not prejudice the retail function and viability of the ground floor.</b>
AM55	8.104	<i>Amend first sentence of para 8.104:</i> For development effecting Nationally Designated Sites, proposals will need to take account of the Chelmsford Green Infrastructure <del>Strategy</del> <u>Strategic Plan</u> .
AM56	8.106	<i>Add new sentence to end of para 8.106:</i> <u>Developments adjacent to main rivers should take opportunities to improve water related biodiversity through a variety of initiatives including buffer strips, riparian tree planting, alien species removal and increasing in-channel morphology diversity.</u>
AM57	8.108	<i>Amend para 8.108:</i> Biodiversity enhancements in and around development should have regard to the Council's Green Infrastructure <del>Strategy</del> <u>Strategic Plan</u> and be led by an understanding of ecological networks such as:
AM58	8.128	<i>Amend para 8.128:</i> Community facilities and services include local shops, meeting places, sports and recreation venues (indoor and outdoor, including allotments), <u>tourism attractions</u> , cultural buildings, public houses and places of worship. <u>Tourist attractions would include uses such as museums, other buildings and uses of land used for cultural or other leisure purposes.</u>
AM59	8.133 and 8.134	<i>Amend para 8.133:</i> The retention of all community facilities, including existing sport and leisure facilities, <u>tourist attractions and places of recreation</u> and public open spaces <u>and playing fields</u> , is paramount unless a case can be made that alternative provision will be provided in an acceptable and timely manner.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification
		<i>Move existing paragraphs 8.133 and 8.134 above existing 8.131 and re-number accordingly.</i>
AM60	9.3	<i>Amend second sentence of para 9.3:</i> Good design rests upon analysis of the character of the area to create coherent and interesting places <u>rather than imposing arbitrary density requirements.</u>
AM61	9.8	<i>Insert new para. after 9.8:</i> <u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u>
AM62	9.22	<i>Amend para 9.22:</i> Part G of Building Regulations were changed in 2015 to include an optional requirement <u>for water efficiency i.e. so that</u> new homes should be designed to use no more than 110 litres of water/person/day.  <i>Add new para after 9.22:</i> <u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u>
AM63	9.26	<i>Add new para after 9.26:</i> <u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u>
AM64	9.43	<i>Amend para 9.43:</i> The Council has designated <del>an</del> <u>two</u> Air Quality Management Areas (AQMA) <u>covering the area around the Army &amp; Navy roundabout and a small section of the A414 in Danbury, both of which are shown on the Policies Map. Both of these areas have been designated because of arising from road traffic emissions. on the Army &amp; Navy roundabout and surrounding roads, as shown on the Policies Map.</u> The presence of an AQMA should not stop new development, but careful consideration should be given to proposals that may increase traffic flows or exposure to poor air quality. Proposals that fall outside of an AQMA can still have an impact on the air quality due to the nature of the development including, but not limited to, size, use, vehicle movements and traffic generation. The Council will consider each application on a site-by-site basis regarding its effect on the AQMA and its objectives, and/or whether the development would cause unacceptable harm to the air quality of the area.
AM65	A.12 Appendix A	<i>Amend second sentence:</i> They should benefit from casual surveillance so that they feel safe and <del>be</del> <u>are</u> accessible to all intended users. For city/town centre schemes, a communal garden area will be encouraged.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification
AM66	Appendix A Table 17	<i>Amend Title:</i> Recycling and waste <del>collection</del> <u>receptacles required</u> for flats and apartments
AM67	Appendix E – Evidence Base List	<i>Delete the Evidence Base List</i>
AM68	Appendix F Glossary	<i>Delete the glossary</i>

### Schedule of Proposed Changes to the Pre-Submission Local Plan Policies Map

A Planning Inspector is examining the Chelmsford City Council Local Plan as submitted by the Council on 29 June 2018. As part of the examination process a number of proposed modifications to the Pre-Submission Local Plan have been identified. These modifications are either classified as "main" or "additional" modifications and are set out in the updated main and additional modification schedules, March 2019.

The policies map is not defined in statute as a development plan document and so the Inspector does not have the power to recommend main modifications to it. However the Council must maintain an adopted policies map which accurately illustrates geographically the application of the policies in the adopted development plan. **Therefore**, this schedule sets out a number of changes to the policies map which are in response to specific modifications to policies set out in the main modifications schedule. Other changes are also included to reflect the additional modifications schedule. The related main or additional modification reference number is included in the schedule below. Where changes are factual only there is no main or additional modification reference included. Accompanying this schedule are inset maps showing the specific changes in map form, where applicable. Please note maps have not been produced if the only change is to the title.

It should be noted that at the point of adoption the latest OS base mapping will be applied to the policies map and insets. This may result in minor changes occurring to notation boundaries.

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change
MM2 MM13	PM1	Chelmsford North, Chelmsford South, MAP 1 Chelmsford Urban Area, MAP 7 Boreham, MAP 13 Ford End, MAP 14 Galleywood, MAP17 Great Waltham and Howe Street, MAP 20 Little Baddow,	Remove Green Corridor notation in its entirety from the Policies Map.	Proposed Main Modification

		MAP 21 Little Waltham, MAP 22 Margaretting, MAP 35 Writtle, MAP 38 Warner's Farm		
MM17	PM2	MAP 1 Chelmsford Urban Area MAP 2 Chelmsford City Centre MAP 12 Edney Common MAP 14 Galleywood MAP 18 Highwood (Loves Green) MAP 22 Margaretting MAP 24 Ramsden Heath MAP 26 Rettendon Place MAP 27 Roxwell MAP 28 Runwell MAP 30 Stock MAP 32 Temple Farm and Temple Wood MAP 33 West Hanningfield and Hanningfield Reservoir Treatment Works MAP 35 Writtle	Minor alterations will not be made to the Green Belt Boundary. The Green Belt will remain as adopted in the Site Allocations Development Plan Document (February 2012). To ensure the boundaries are co-terminus, consequential amendments are made to the following notations, where relevant: <ul style="list-style-type: none"> <li>• Green Wedge</li> <li>• Defined Settlement Boundaries</li> <li>• Chelmsford Urban Area Boundary</li> <li>• Employment Areas</li> </ul>	Proposed Main Modification
N/A	PM3	Chelmsford North, Chelmsford South, MAP 10 Danbury	Amend Essex Wildlife Trust Pheasant House Farm, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation.	Factual update to reflect latest evidence base
N/A	PM4	Chelmsford North	<i>Amend title:</i> <del>Little Little</del> Waltham	Title change
N/A	PM5	Chelmsford South MAP 24 Ramsden Heath	Amend Essex Wildlife Trust Crowsheath Wood, South Hanningfield Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base

N/A	PM6	Chelmsford South	Amend Essex Wildlife Trust Hanningfield Reservoir Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
N/A	PM7	MAP 1 Chelmsford Urban Area	Amend open space and employment notations at Chelmer Village Way	Factual update to ensure boundaries are coterminous and better reflect the situation on the ground
N/A	PM8	MAP 1 Chelmsford Urban Area	Amend alignment of RDR1	Factual update to reflect latest position
N/A	PM9	MAP 1 Chelmsford Urban Area	Replace 'New Hall School' with 'Existing School, Further/Higher Education Establishment'	Factual correction to reflect the fact that this is an existing school
N/A	PM10	MAP 1 Chelmsford Urban Area	Replace 'Location for Secondary and Primary School' with 'Existing School, Further/Higher Education Establishment'	Factual update to reflect latest position that school has now been built
N/A	PM11	MAP 1 Chelmsford Urban Area	Add 'Location for Primary School' North of New Hall School	Factual update to reflect latest position
MM49	PM12	MAP 1 Chelmsford Urban Area	Delete 'Open Space' notation for the former golf course'	Consequential change as part of proposed Main Modification
MM14	PM13	MAP 1 Chelmsford Urban Area	Delete notation for NCAAP committed development	Proposed Main Modification
MM41	PM14	MAP 1 Chelmsford Urban Area	Amend boundary for SGS2 (West Chelmsford) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'. Add '2' to the notation 'land allocated for future recreation use and/or SUDS'.	Proposed Main Modification
MM49	PM15	MAP 1 Chelmsford Urban Area	Amend boundary for SGS4 (North East Chelmsford) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'. Add '4' to the Country Park forming part of SGS4.	Proposed Main Modification



N/A	PM16	MAP 1 Chelmsford Urban Area, MAP 8 Broomfield, MAP 21 Little Waltham	Amend open space notation to include open space at Little Channels Golf	Factual update
N/A	PM17	MAP 1 Chelmsford Urban Area, MAP 8 Broomfield	Amend Essex Wildlife Trust Little Waltham Meadows Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
N/A	PM18	MAP 1 Chelmsford Urban Area	Amend Essex Wildlife Trust Newland Grove Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
N/A	PM19	MAP 1 Chelmsford Urban Area	Amend Essex Wildlife Trust Waterhall Meadows, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
MM42	PM20	MAP 1 Chelmsford Urban Area	Amend boundary for SGS3a (East Chelmsford – Manor Farm) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'. Add '3a' to Country Park forming part of SGS3a.	Proposed Main Modification
MMXX	PM21	MAP 1 Chelmsford Urban Area	Delete Housing Site allocation 1c from North of Gloucester Avenue (John Shennan)	Proposed Main Modification
N/A	PM22	MAP 2 Chelmsford City Centre	Amend location of 'Proposed Bridge' connecting CW1d (Strategic Growth Site 1a Chelmer Waterside) to the northern area of the allocation	Factual update to reflect latest position
MM21	PM23	MAP 2 Chelmsford City Centre	Delete Housing Site allocation 1b from Essex Police HQ	Proposed Main Modification
MM24	PM24	MAP 2 Chelmsford City Centre	Add open space notation for open space at Site 1d Former St Peters College	Factual correction related to proposed Main Modification
N/A	PM25	MAP 2 Chelmsford City Centre	Reinstate full Employment Area notation around Teledyne e2v, Meteor Way	Factual update
N/A	PM26	MAP 3 South Woodham Ferrers	Amend Essex Wildlife Trust Woodham Fen Nature notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base

N/A	PM27	MAP 5 Battlebridge	<i>Add the Parish location on inset:</i> <u>Rettendon Parish</u>	Title change
AM44	PM28	MAP 8 Broomfield	Amend to indicate indicative new access road into Broomfield Hospital	Proposed Additional Modification
N/A	PM29	MAP 8 Broomfield	Amend Defined Settlement Boundary around Southwood House, Woodhouse Lane, North Court Road, Broomfield	Factual update to reflect latest evidence base
N/A	PM30	MAP 9 Chatham Green	Amend the Rural Employment Area notation at Whitbreads Business Centre	Factual update to reflect latest evidence base
N/A	PM31	MAP 9 Chatham Green	<i>Add the Parish location on inset:</i> <u>Little Waltham Parish</u>	Title change
AM64	PM32	MAP 10 Danbury	Add new Air Quality Management Area (AQMA)	Proposed Additional modification
N/A	PM33	Chelmsford South MAP 6 Bicknacre MAP 10 Danbury	Amend Essex Wildlife Trust Backwarden, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
N/A	PM34	MAP 10 Danbury	Amend Essex Wildlife Trust Hitchcock's Meadow, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
N/A	PM35	Chelmsford South MAP 10 Danbury	Amend Essex Wildlife Trust Little Baddow Heath, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
N/A	PM36	MAP 10 Danbury	Amend Essex Wildlife Trust Spring Wood, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
N/A	PM37	MAP 11 East Hanningfield	Amend the delineation of the Open Space at the playground between Filliol Close and Catherine Close to include the whole of the land purchased as open space by the Parish Council	Factual update
N/A	PM38	MAP 12 Edney Common	<i>Add the Parish location on inset:</i> <u>Highwood Parish</u>	Title change
N/A	PM39	MAP 13 Ford End	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change

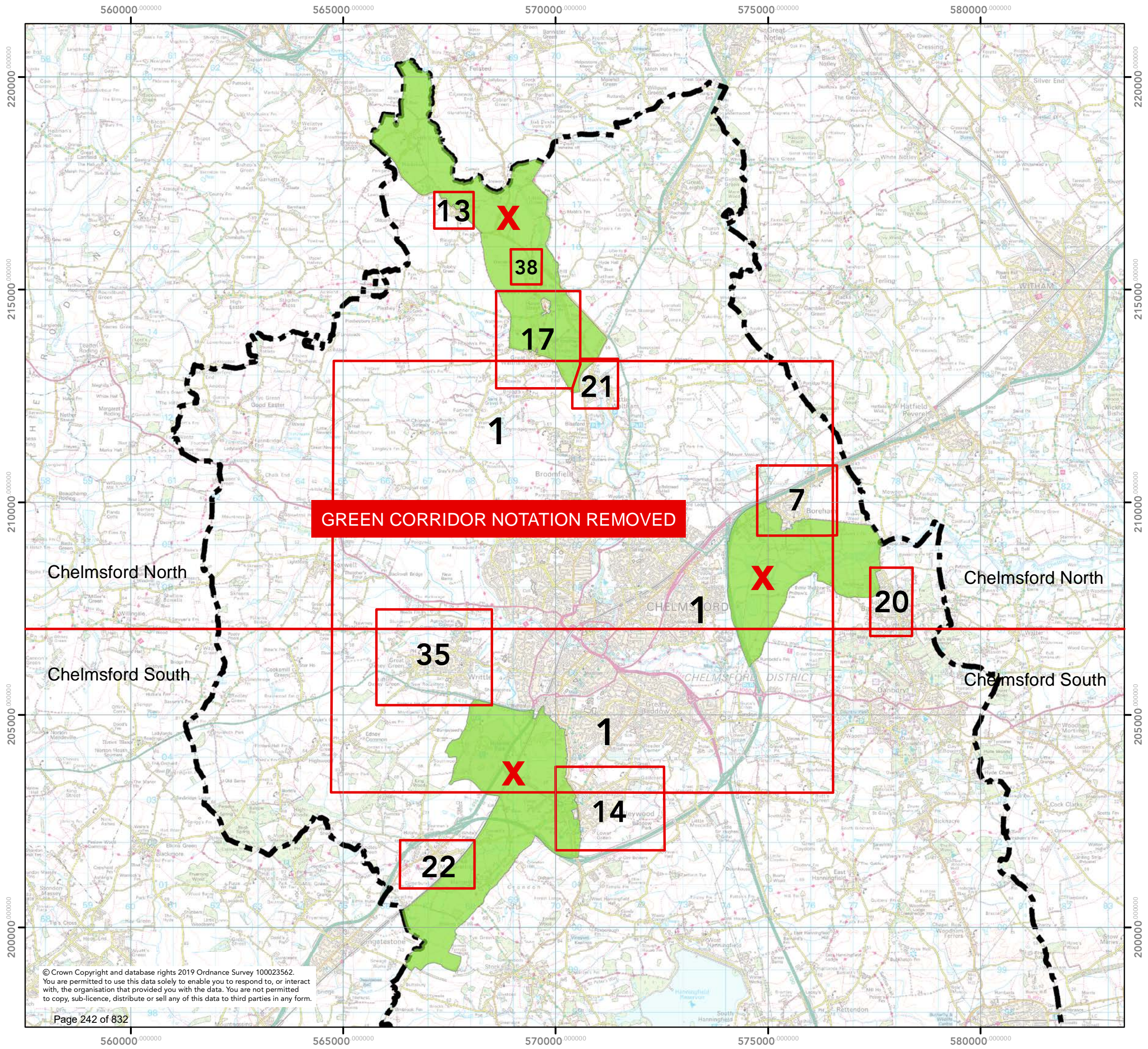
N/A	PM40	MAP 15 Good Easter	Amend Defined Settlement Boundary at 24 Souther Cross Road, Good Easter	Factual update to reflect latest evidence base
N/A	PM41	MAP 16 Great Leighs	Amend Essex Wildlife Trust Phyllis Currie Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
N/A	PM42	MAP 16 Great Leighs	Amend Essex Wildlife Trust Sandylay and Moat Woods Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
MM50	PM43	MAP 16 Great Leighs	Amend boundary for SGS5a (Great Leighs – Land at Moulsham Hall) to include line around entire site allocation and add new notation to read ‘boundary of Strategic Growth Site Allocation’. Add ‘5a’ to the notations ‘land allocated for future recreation use and/or SUDS’ and ‘area for conservation/strategic landscape enhancement’.	Proposed Main Modification
N/A	PM44	MAP 19 Howe Green	<i>Add the Parish location on inset:</i> <u>Sandon Parish</u>	Title change
N/A	PM45	MAP 20 Little Baddow	Add new notation for Essex Wildlife Trust Heather Hills, Danbury Nature Reserve	Factual update to reflect latest evidence base
N/A	PM46	MAP 21 Little Waltham	Include 23 The Street, Little Waltham within Defined Settlement Boundary and remove from the Green Wedge	Factual update to reflect latest evidence base
N/A	PM47	Chelmsford South MAP 24 Ramsden Heath	Amend Essex Wildlife Trust Crowsheath Wood, South Hanningfield Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base
N/A	PM48	MAP 24 Ramsden Heath	<i>Add the Parish location on inset:</i> <u>South Hanningfield Parish</u>	Title change
N/A	PM49	MAP 25 Rettendon Common	<i>Amend title:</i> <del>Retendon</del> <u>Rettendon</u>	Title change
N/A	PM50	MAP 31 St Luke’s Park	<i>Add the Parish location on inset:</i> <u>Rettendon and Runwell Parishes</u>	Title change

N/A	PM51	MAP 32 Temple Farm and Temple Wood	<i>Add the Parish location on inset:</i> <u>West Hanningfield and Stock Parishes</u>	Title change
N/A	PM52	MAP 36 Bolding Hatch	<i>Add the Parish location on inset:</i> <u>Roxwell Parish</u>	Title change
N/A	PM53	MAP 37 Old Park Farm	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change
N/A	PM54	MAP 38 Warner's Farm	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change
N/A	PM55	MAP 39 Woodlands	<i>Add the Parish location on inset:</i> <u>South Hanningfield Parish</u>	Title change
N/A	PM56	MAP 40 Oaklands	<i>Add the Parish location on inset:</i> <u>Stock Parish</u>	Title change

## Appendix 5b

### Policies Map change PM1





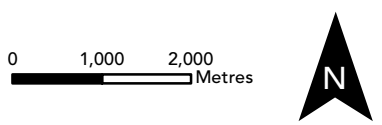
- Chelmsford North  
Chelmsford South
- 1 Chelmsford Urban Area
  - 7 Boreham
  - 13 Ford End
  - 14 Galleywood
  - 17 Great Waltham & Howe Street
  - 20 Little Baddow
  - 21 Little Waltham
  - 22 Margaretting
  - 35 Writtle
  - 38 Warner's Farm

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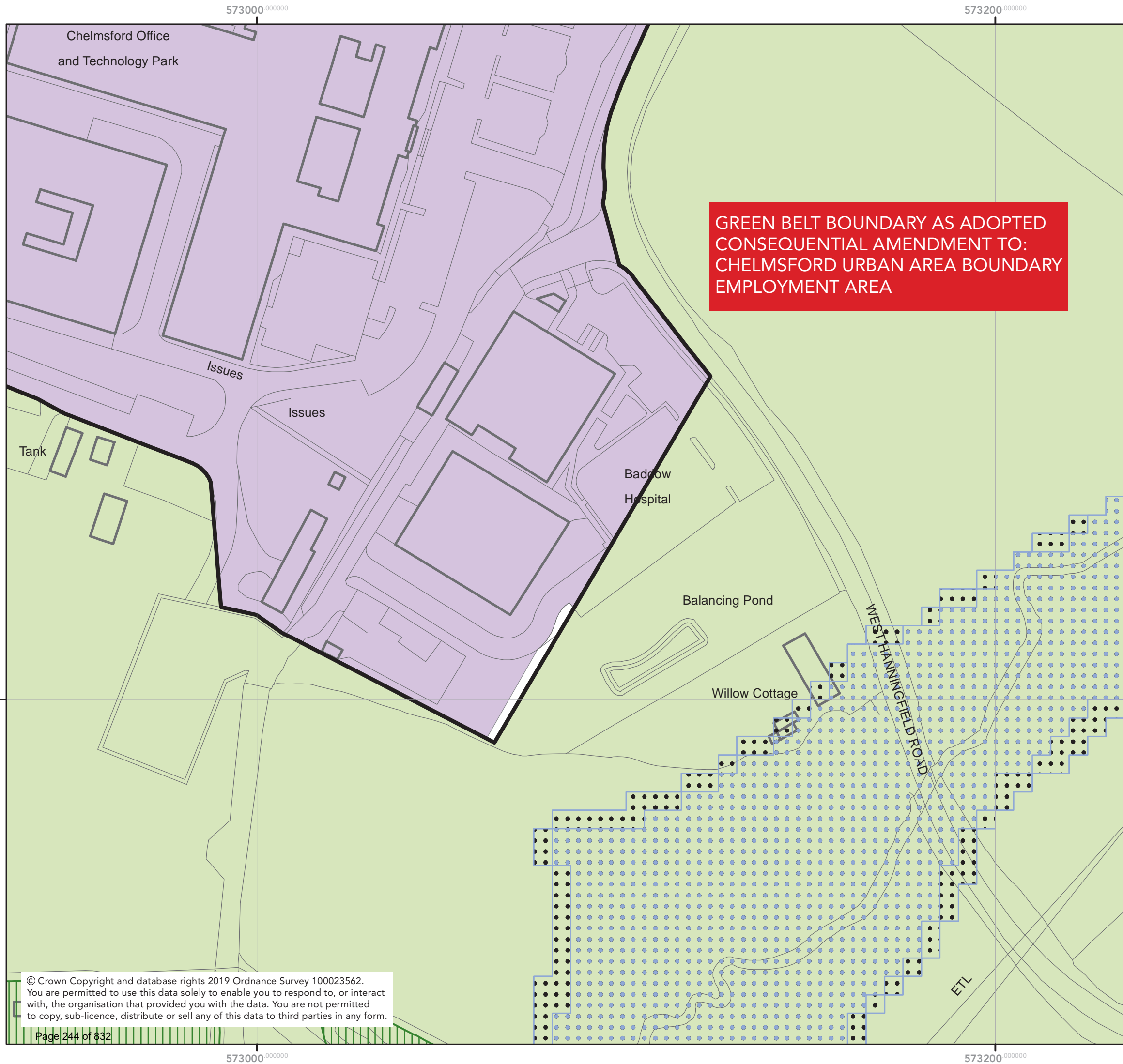
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## Appendix 5c

### Policies Map change PM2



1 Chelmsford Urban Area

Badow Hospital,  
West Hanningfield Road

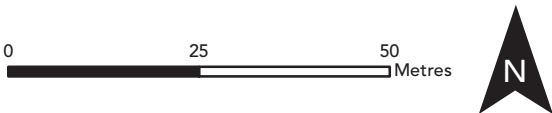
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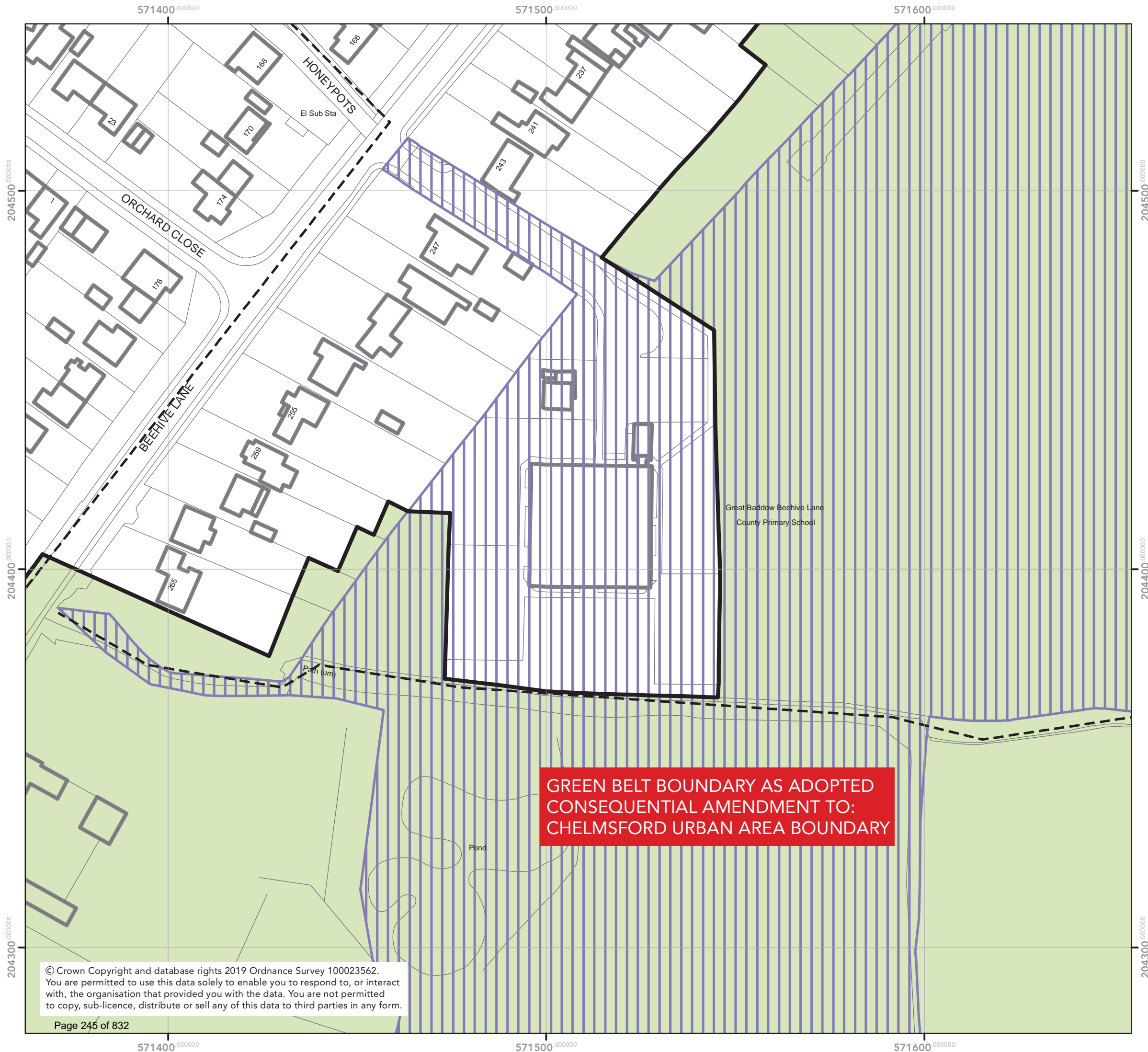
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PM2



Chelmsford  
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Local Plan

Modifications to  
Policies Map

## 1 Chelmsford Urban Area

Great Baddow Primary School,  
Beehive Lane

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0 12.5 25 Metres



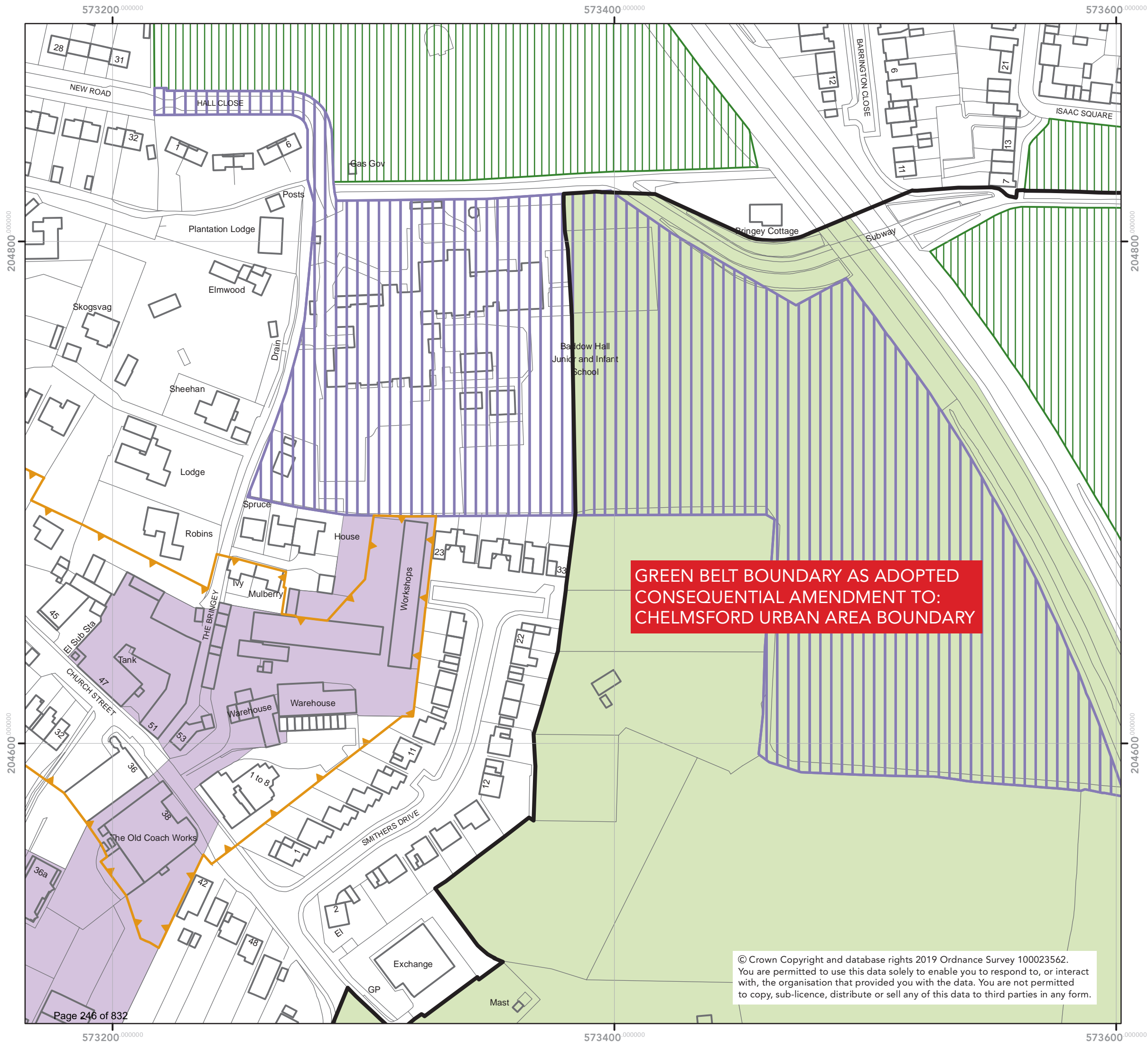
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PM2



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## 1 Chelmsford Urban Area

### Baddow Hall Junior and Infants School, Hall Close

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0 25 50 Metres



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Directorate for Sustainable Communities

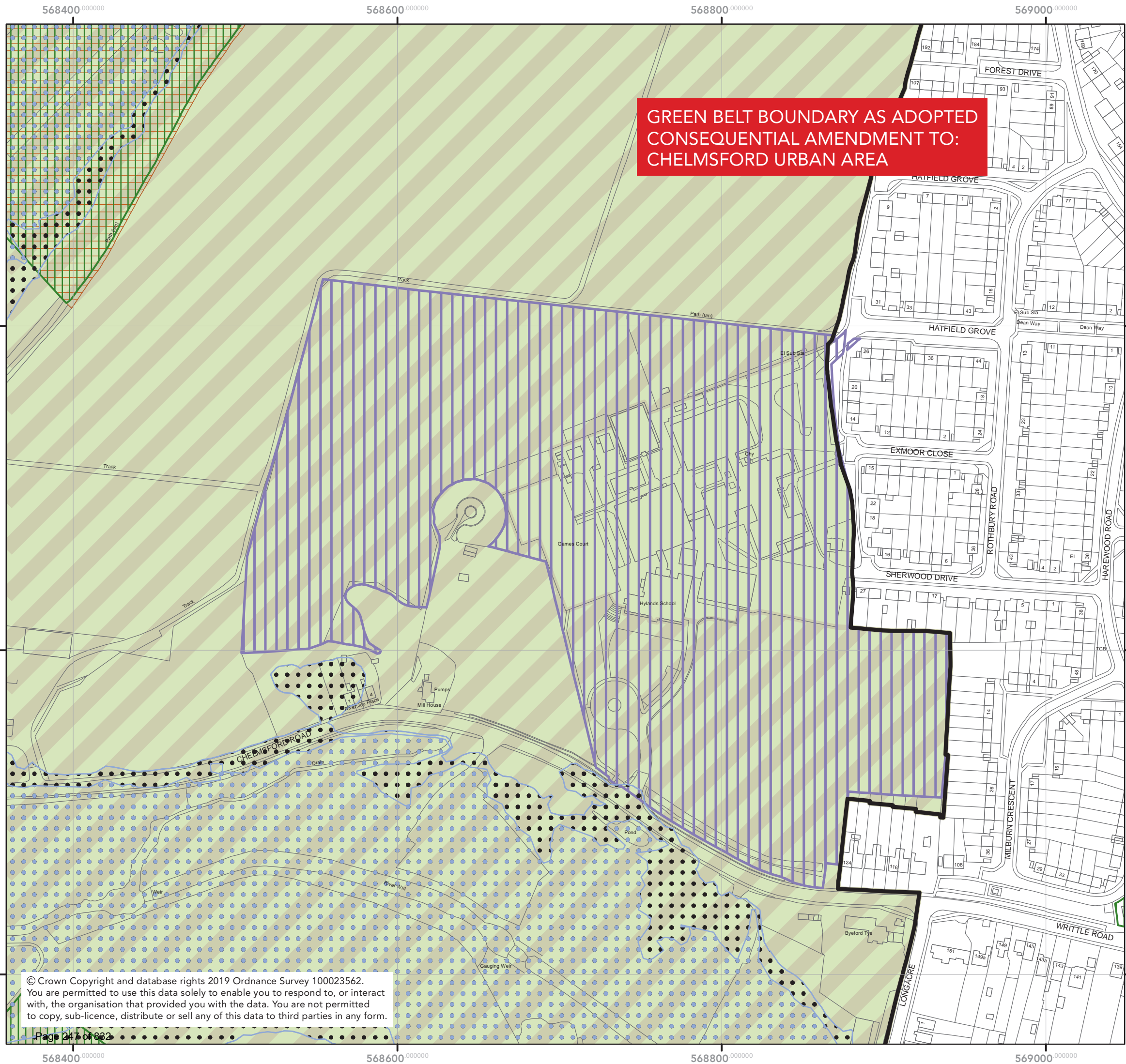
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Hylands School, Hatfield Grove,  
Chelmsford

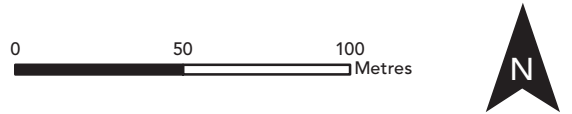
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1 Chelmsford Urban Area

Forty Hill, Moulsham Thrift

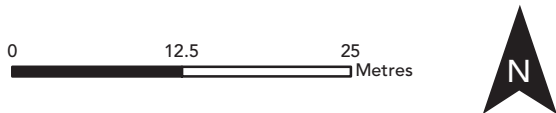
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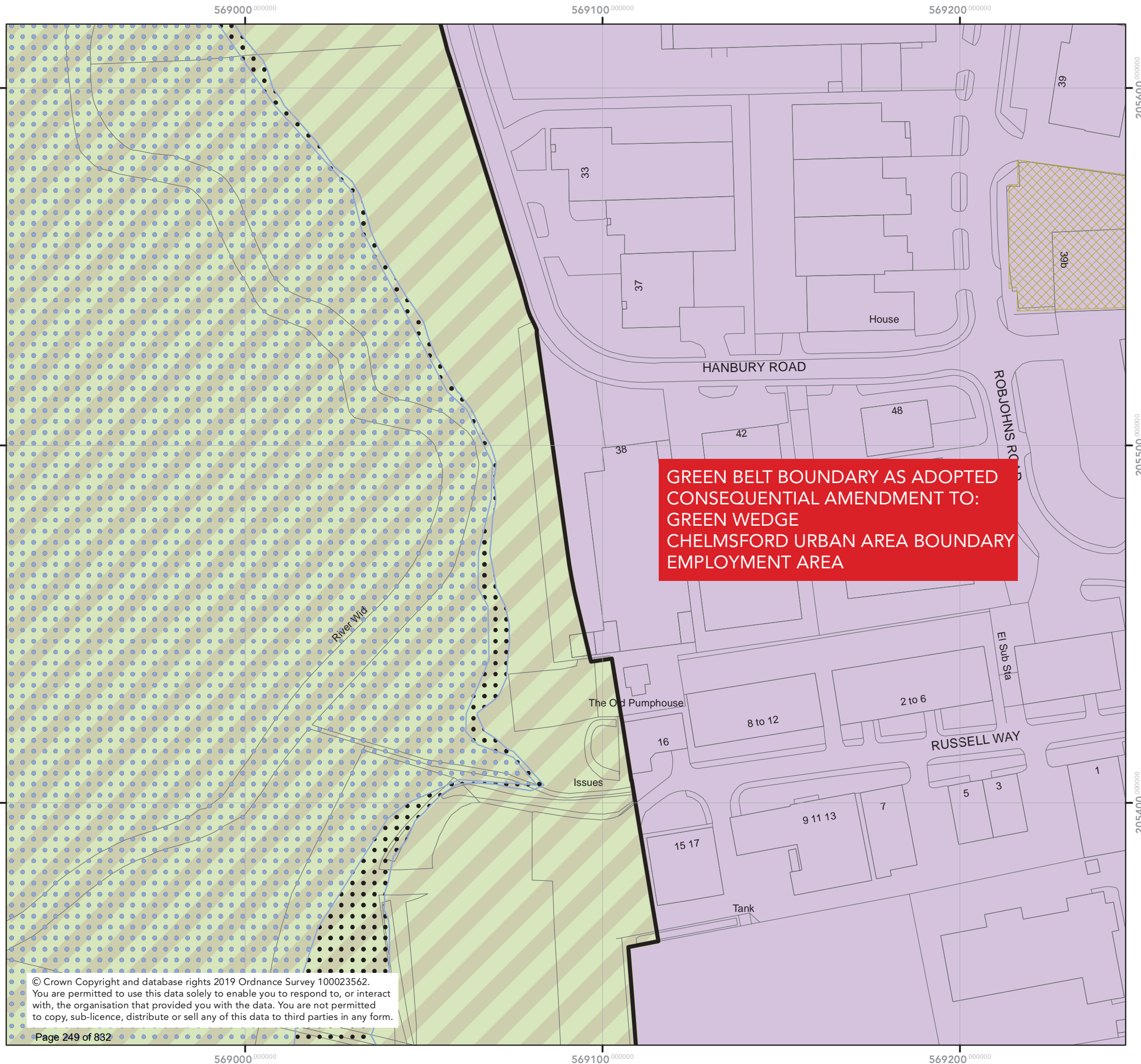
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1 Chelmsford Urban Area  
2 Chelmsford City Centre

Widford Industrial Estate

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0 25 50 Metres



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564900 000000

204400 000000

204400 000000

GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY

Tank

Garage

Skimann  
Le Cary

Grassmere

HIGHWOOD ROAD

LB

Pond

Greenfield

Playground

Rose  
Bud

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564900 000000



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Modifications to  
Policies Map

12 Edney Common

Green Man

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0 5 10 Metres



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Car Park

LB

GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY

Oak Nursery

BEEHIVE LANE

KEENE WAY



PM2

Chelmsford  
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Local Plan

Modifications to  
Policies Map

14 Galleywood

Land East of Beehive Lane

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0 12.5 25 Metres



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18 Highwood  
(Loves Green)

Eton Lodge, Loves Green

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0 5 10 Metres



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GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY

Pond

Path (um)

Eton Lodge

The  
Chalet

Tyle House

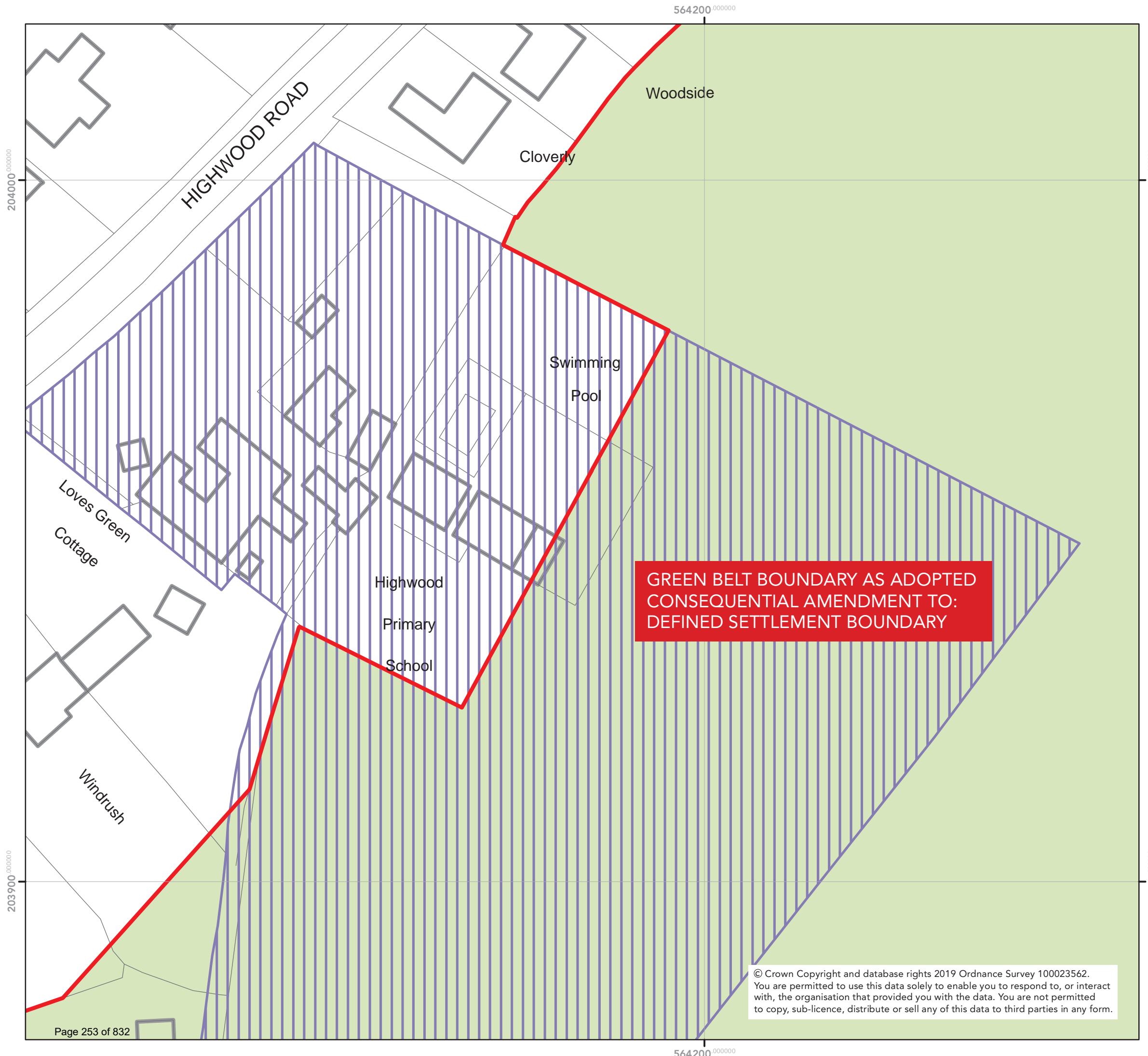
Highwood House

Chestnuts

HIGHWOOD ROAD

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Local Plan

Modifications to  
Policies Map

18 Highwood  
(Loves Green)

Primary School

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0 5 10  
Metres

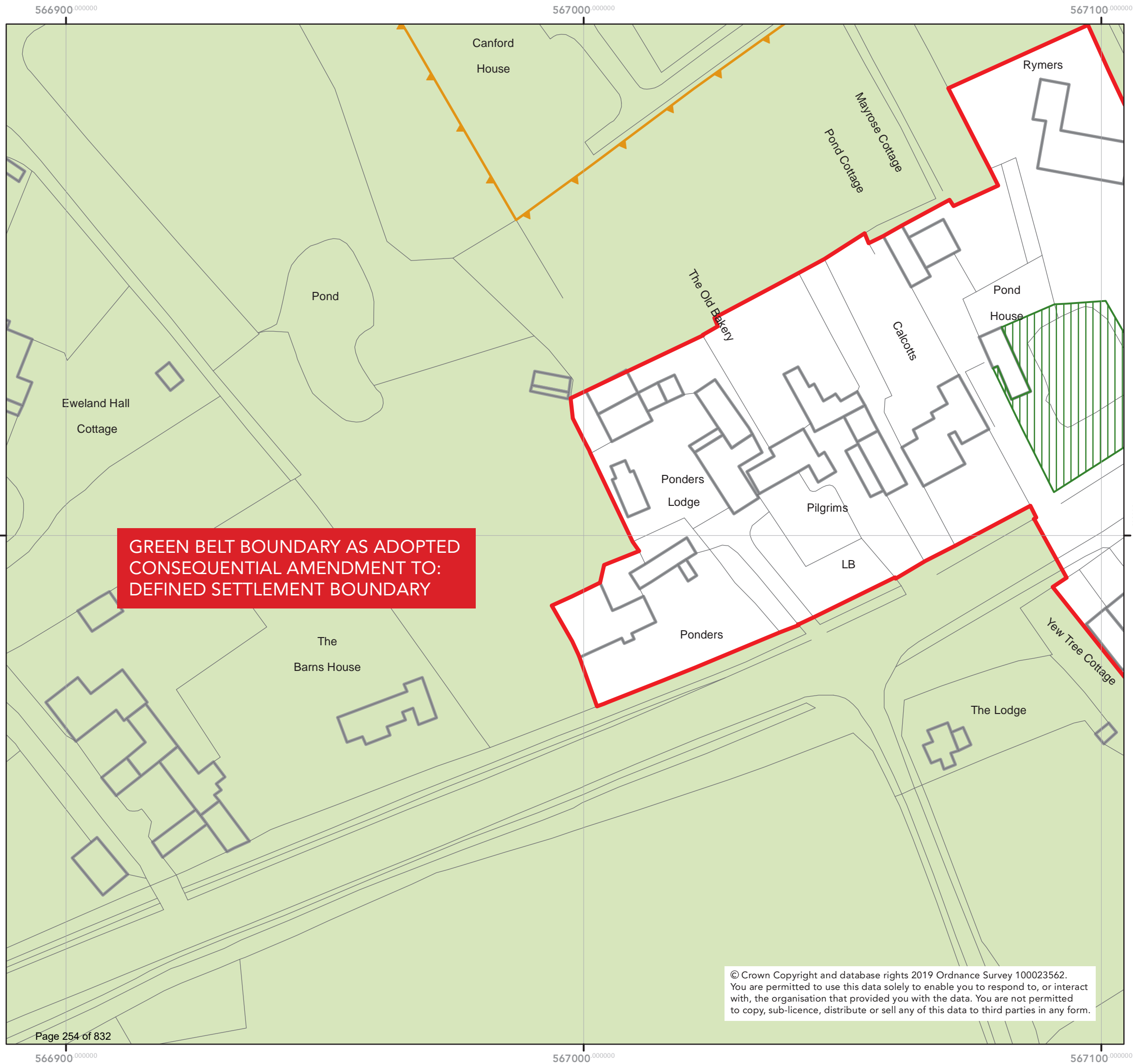


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22 Margaretting

Ponders, Main Road

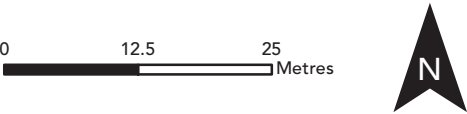
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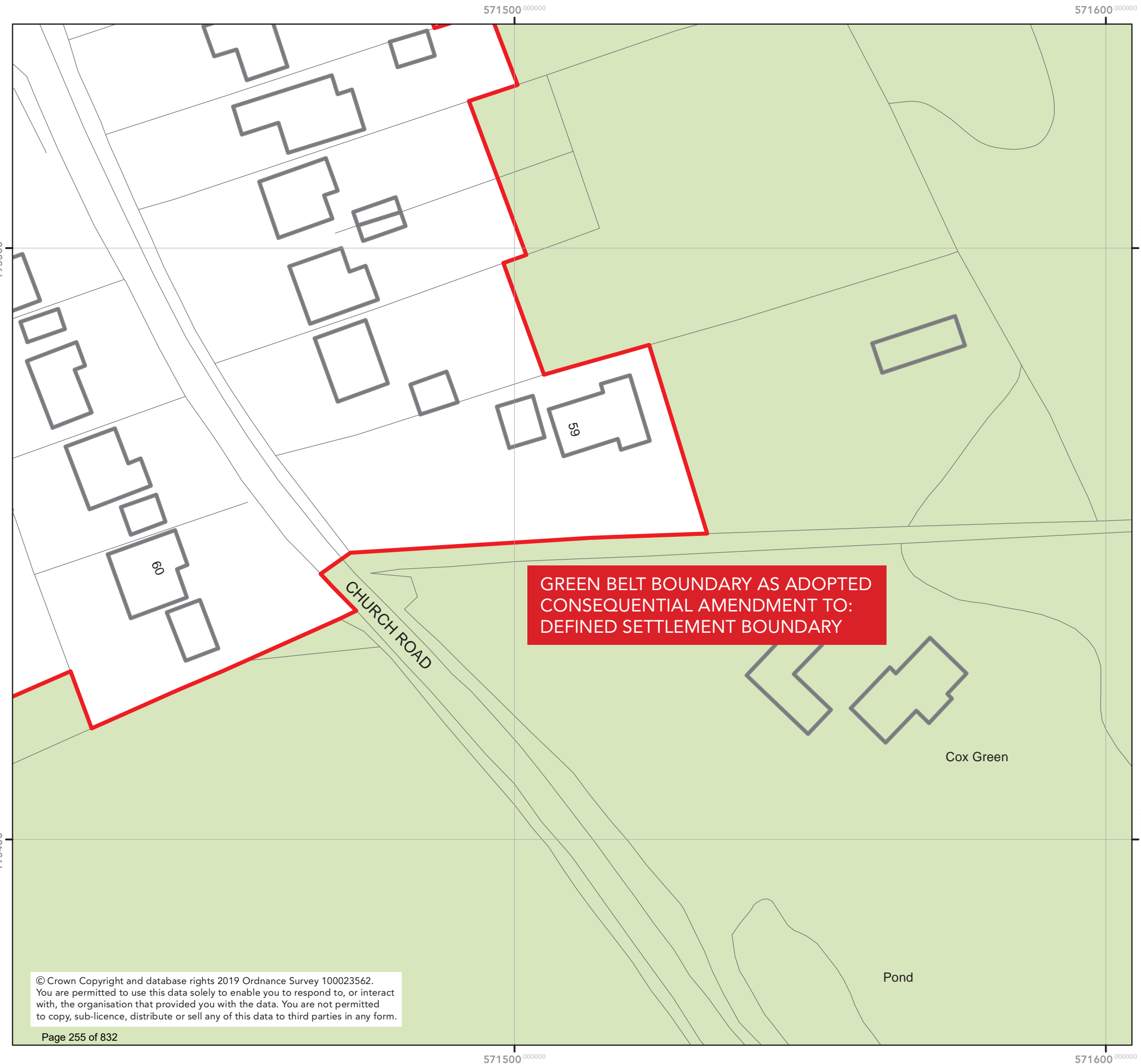


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24 Ramsden Heath

59, Church Road

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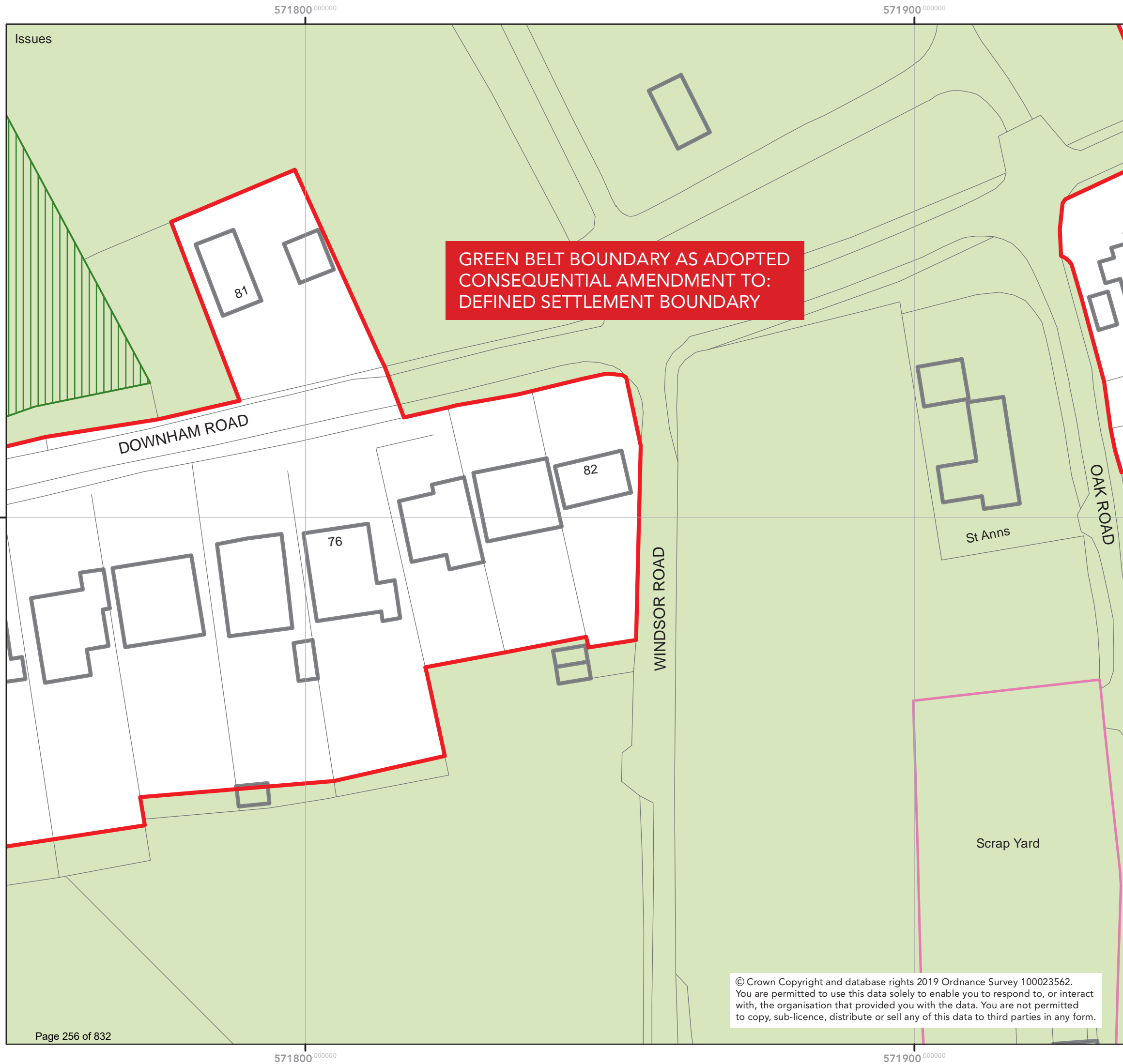
0 12.5 25 Metres



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Draft  
Local Plan

Modifications to  
Policies Map

24 Ramsden Heath

82, Downham Road

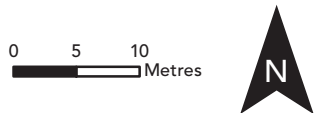
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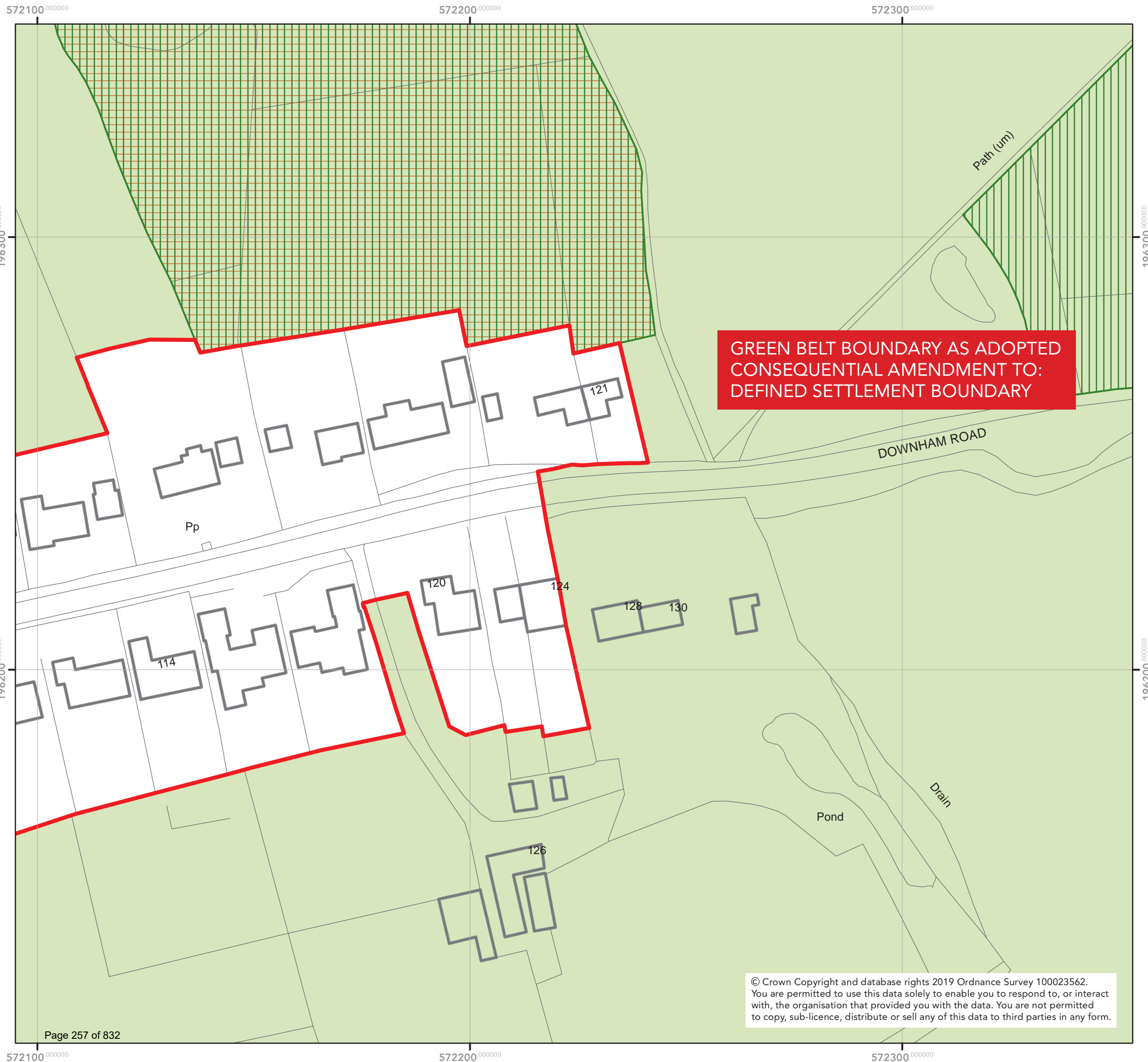
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Draft  
Local Plan

Modifications to  
Policies Map

## 24 Ramsden Heath

128 and 130 Downham Road

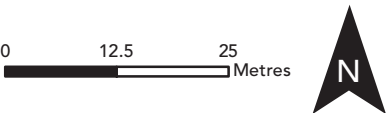
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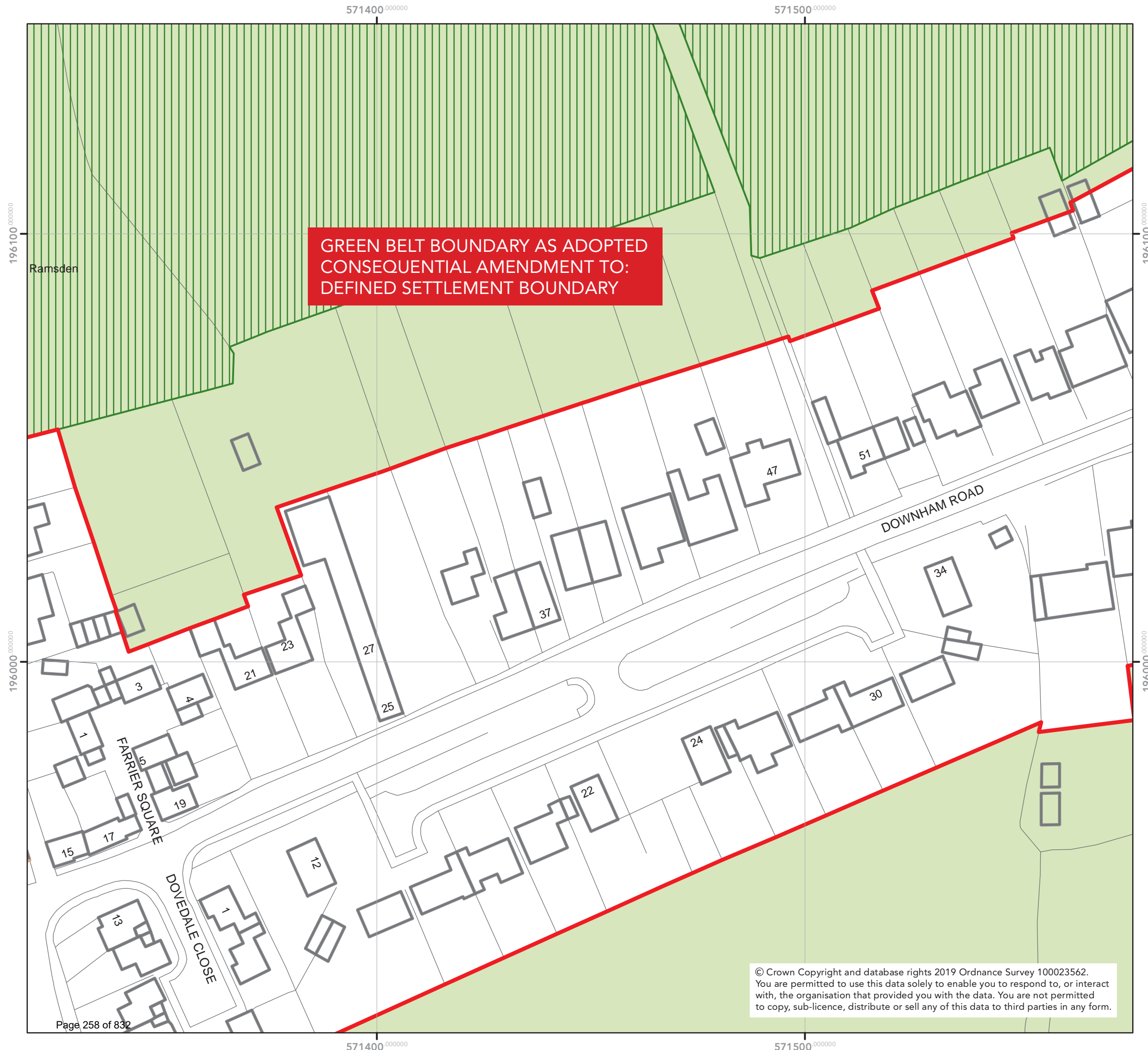


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Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

## 24 Ramsden Heath

### Areas North of Downham Road

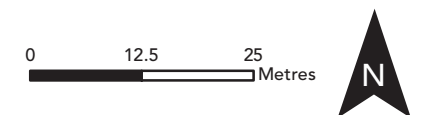
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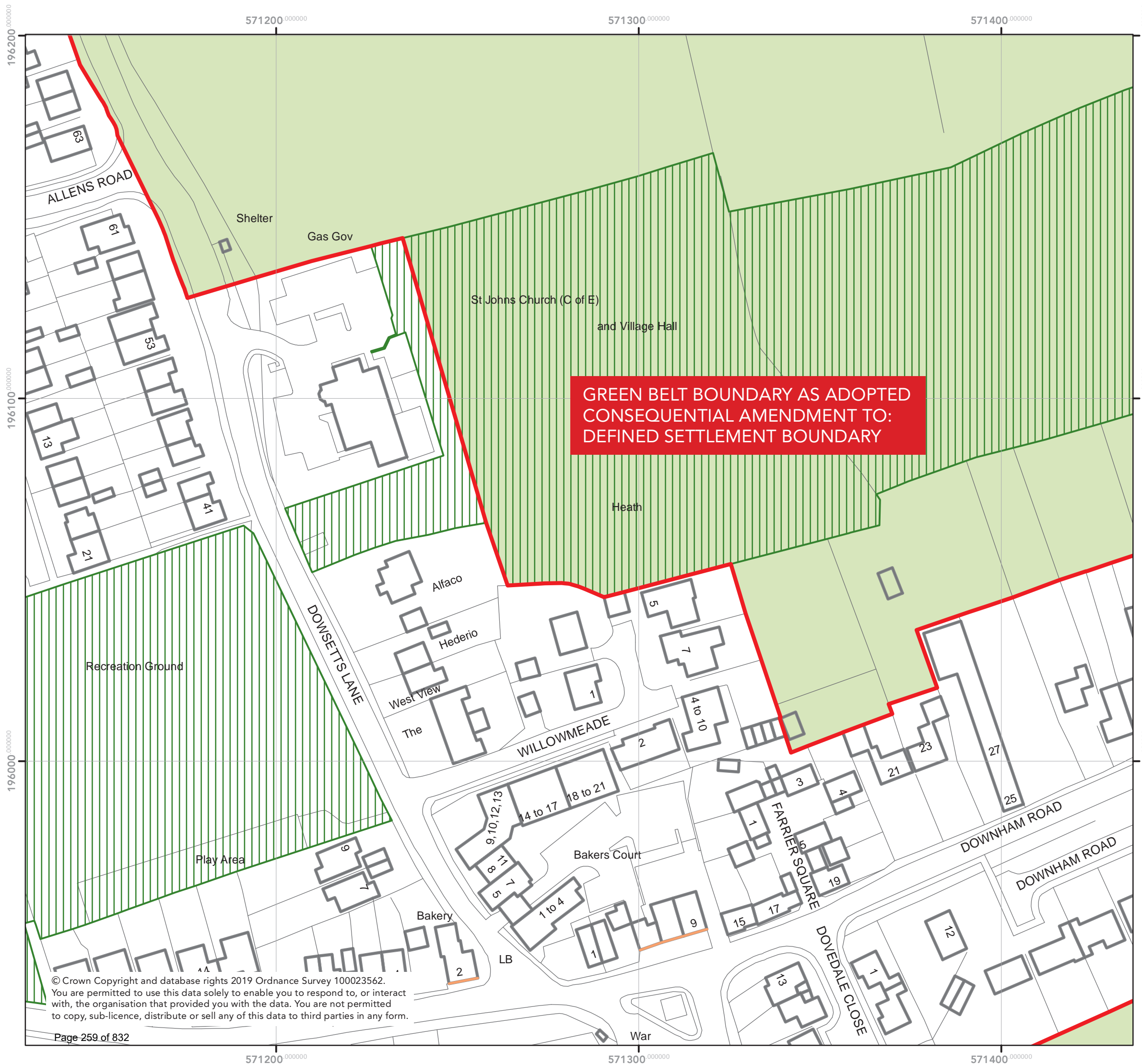


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Modifications to  
Policies Map

## 24 Ramsden Heath

### Areas East of Dowsett Lane

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0 12.5 25 Metres



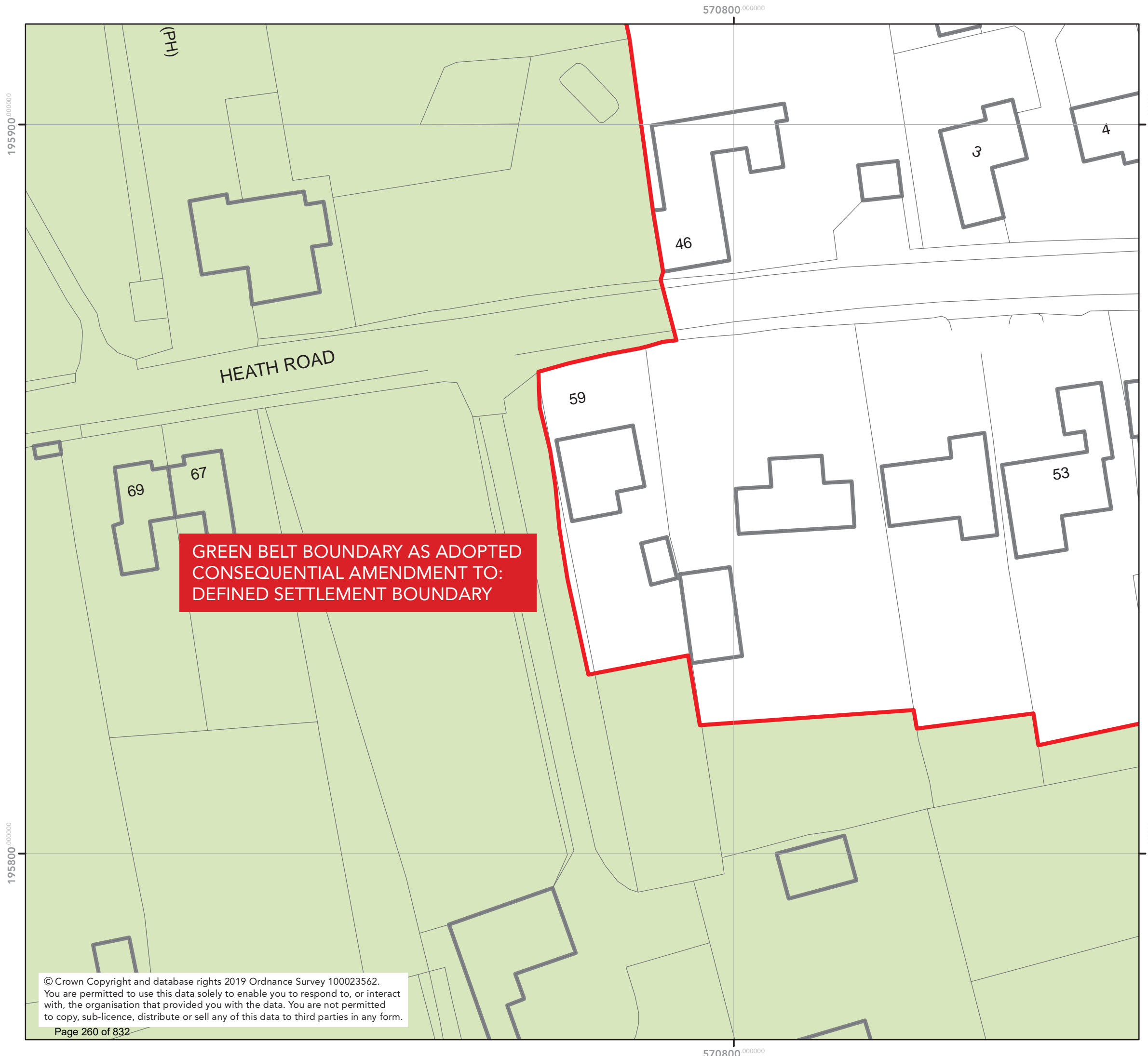
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## 24 Ramsden Heath

Land at Heath Road

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0 5 10 Metres



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Modifications to  
Policies Map

## 24 Ramsden Heath

St Anns, Oak Road

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0 5 10 Metres



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CHURCH ROAD

Downham Church of England  
Voluntary Controlled  
Primary School

Drain

Drain

FB

Shelter

A7

SHORT LANE

MANOR CLOSE

Page 262 of 832

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Chelmsford  
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Local Plan

Modifications to  
Policies Map

24 Ramsden Heath

Downham Primary School

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0 12.5 25 Metres



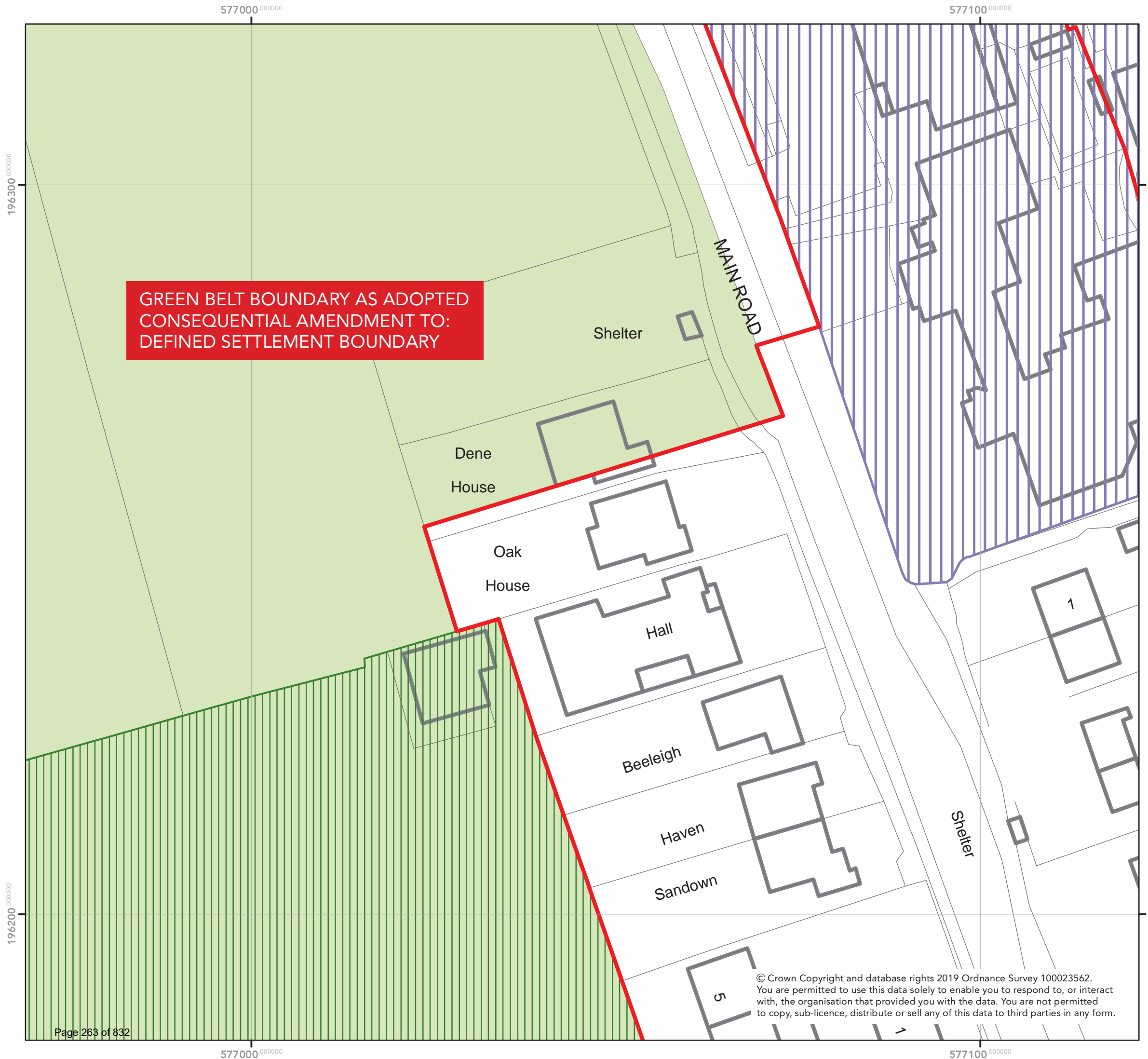
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GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY



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Modifications to  
Policies Map

26 Rettendon Place

Dene House, Main Road

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0 5 10 Metres



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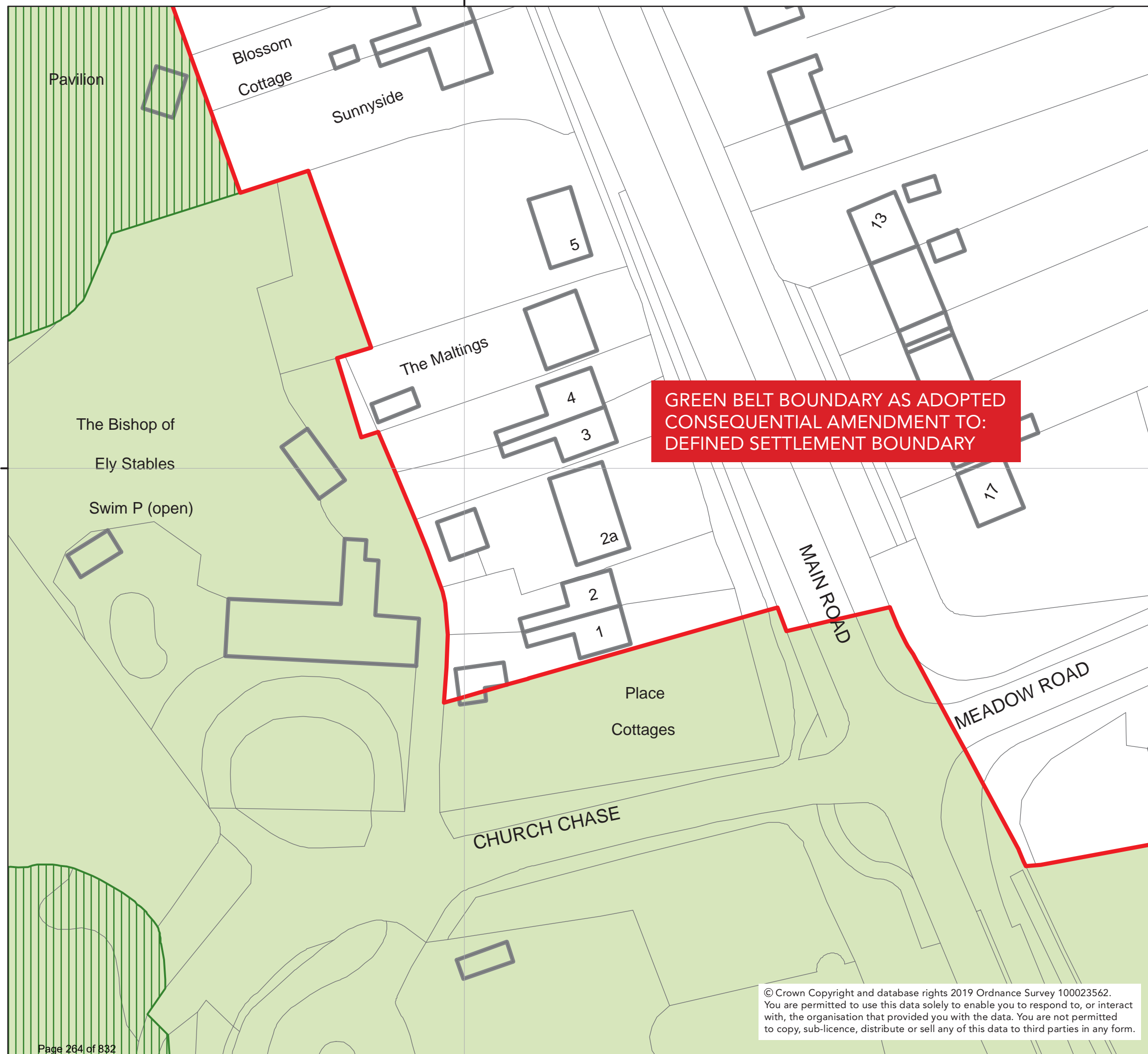
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Modifications to  
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The Maltings and Main Road

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0 5 10 Metres



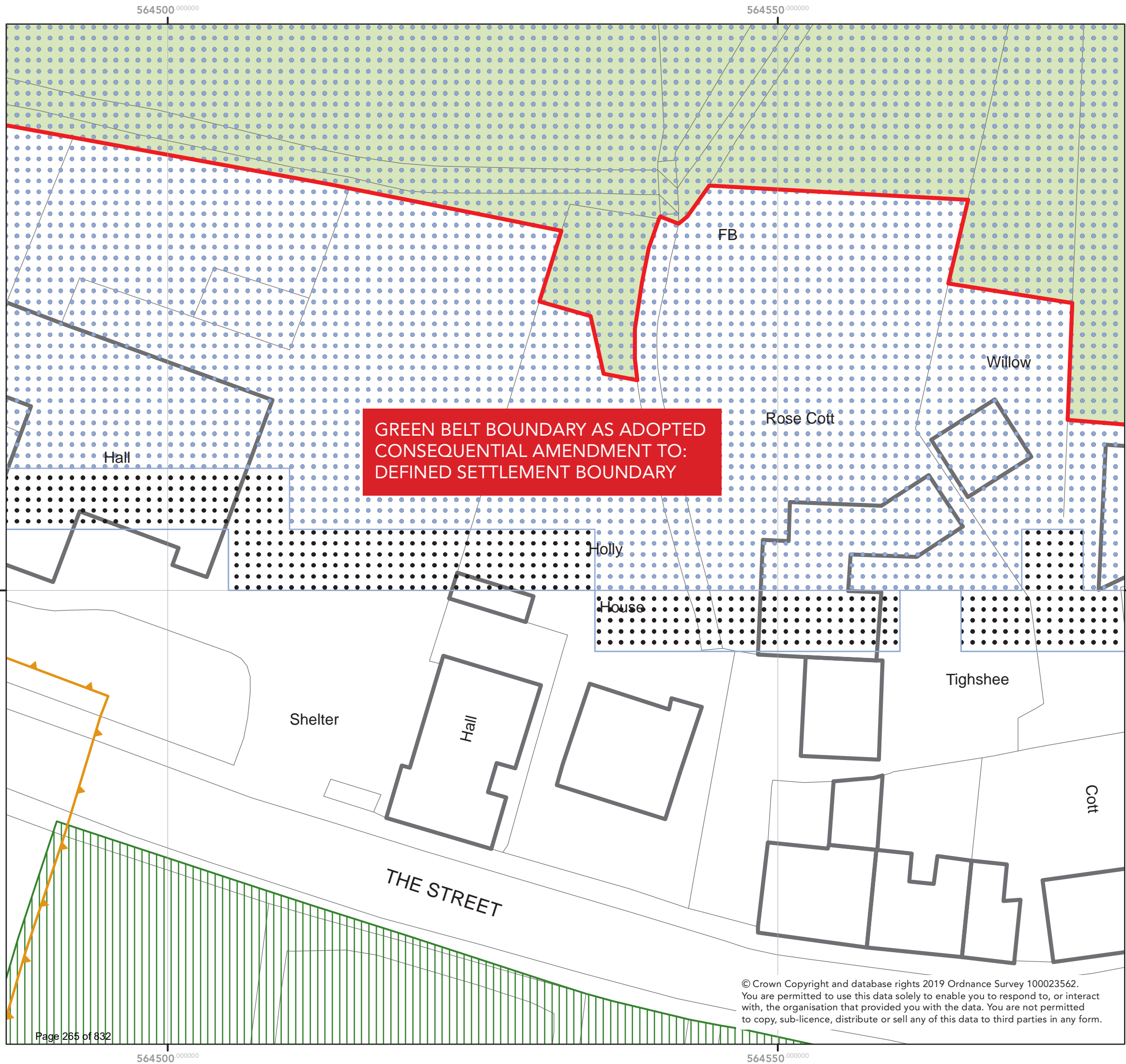
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Holly House, The Street

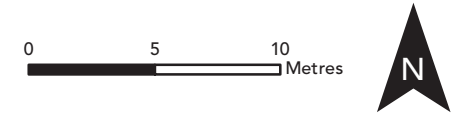
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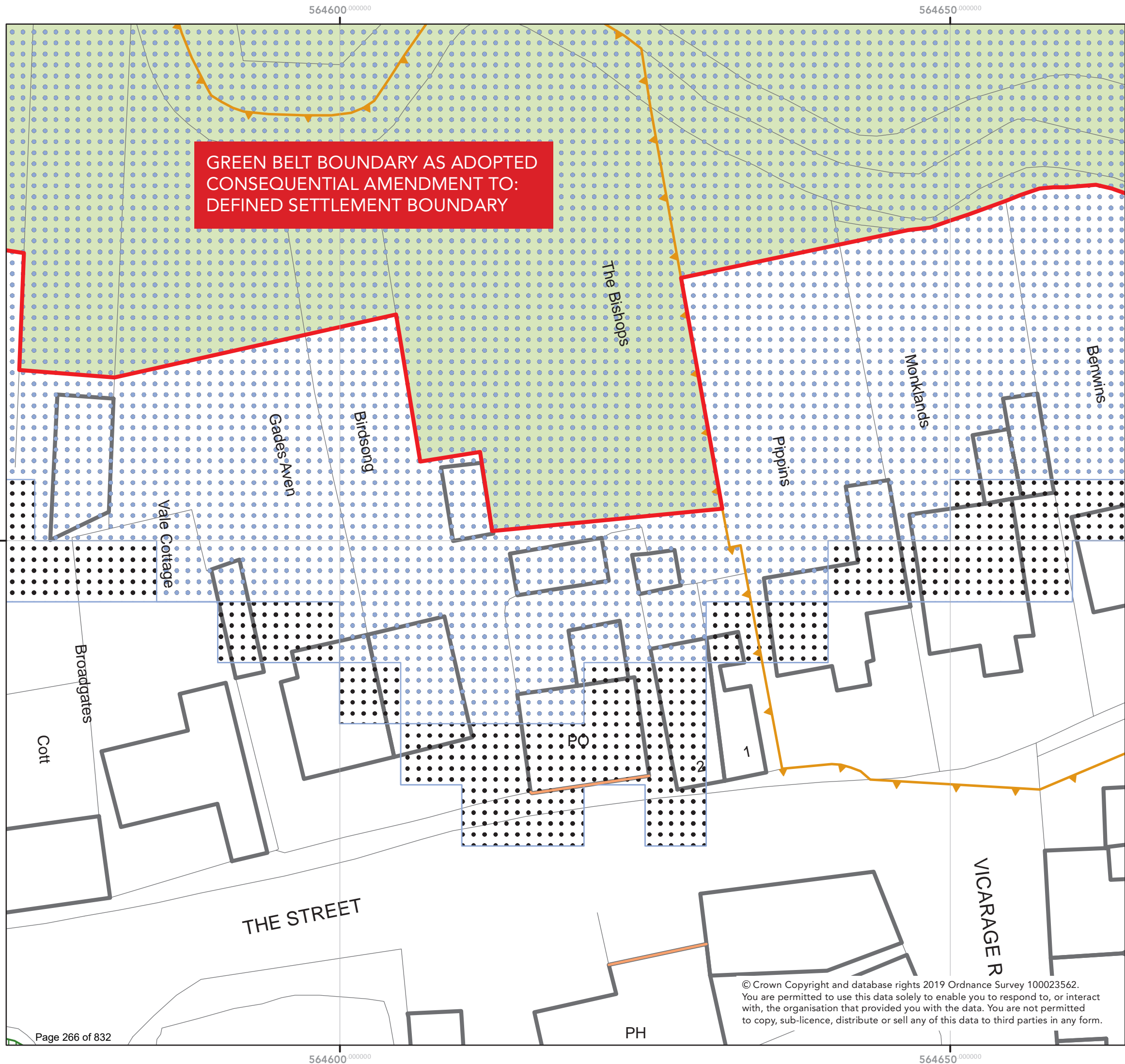


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Modifications to  
Policies Map

27 Roxwell

The Bishops, The Street

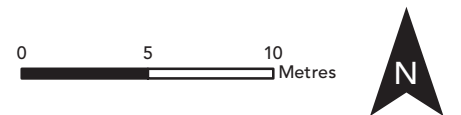
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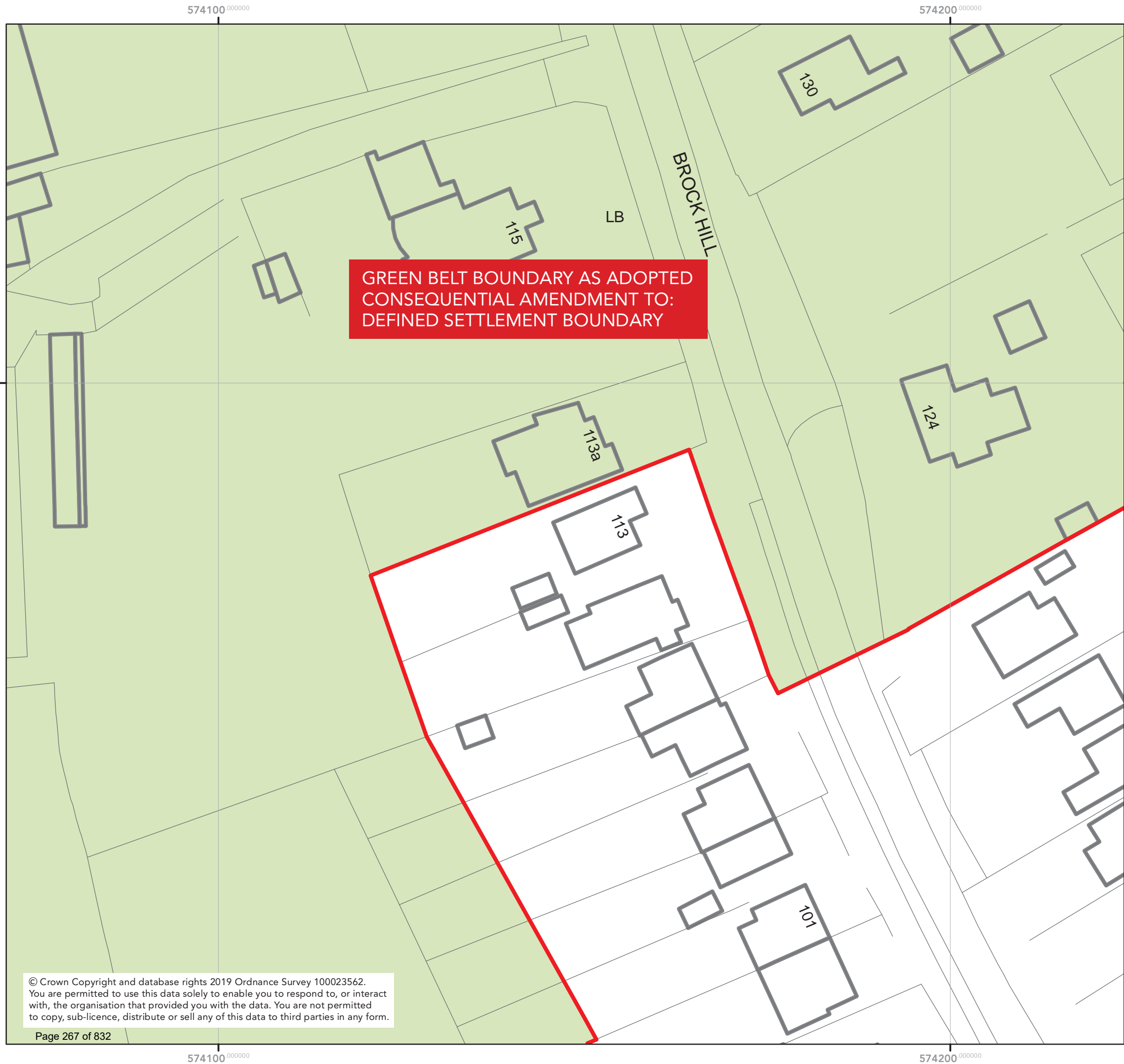


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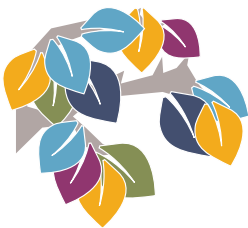
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Modifications to  
Policies Map

28 Runwell

113A Brook Hill

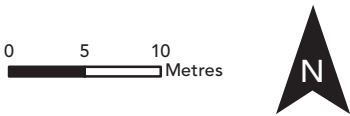
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Modifications to  
Policies Map

28 Runwell

Ilgars, Runwell Road

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0 10 20 Metres



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GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY

Rise

Shelter

St Mary's Church

Ilgars

CANUTE CLOSE

Path (un)

RUNWELL ROAD

23

71

75

88

2

5

129

129a

131

129b

127a

127

121

109

102

100a

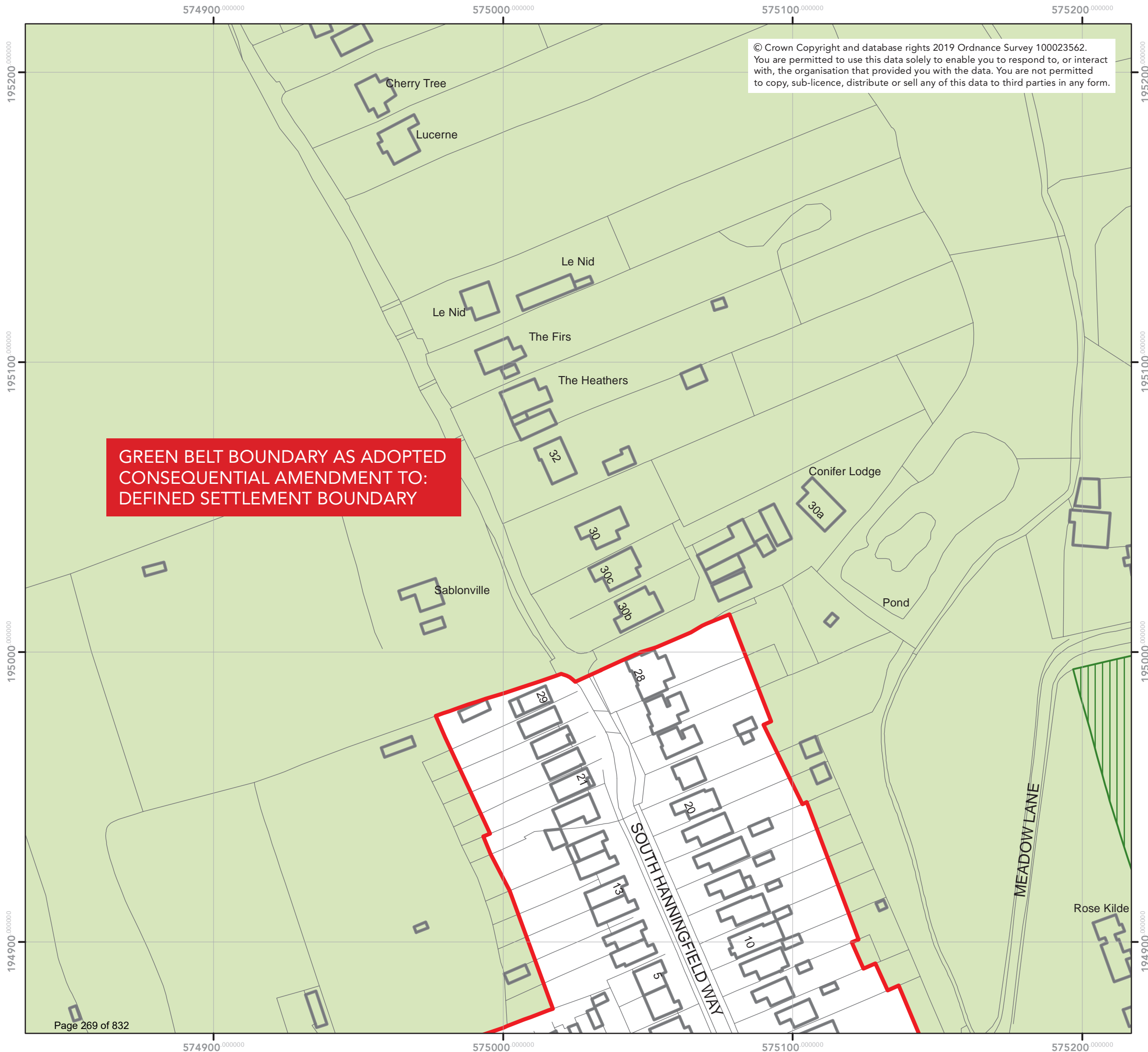
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3





GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY

South Hanningfield Way

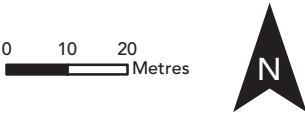
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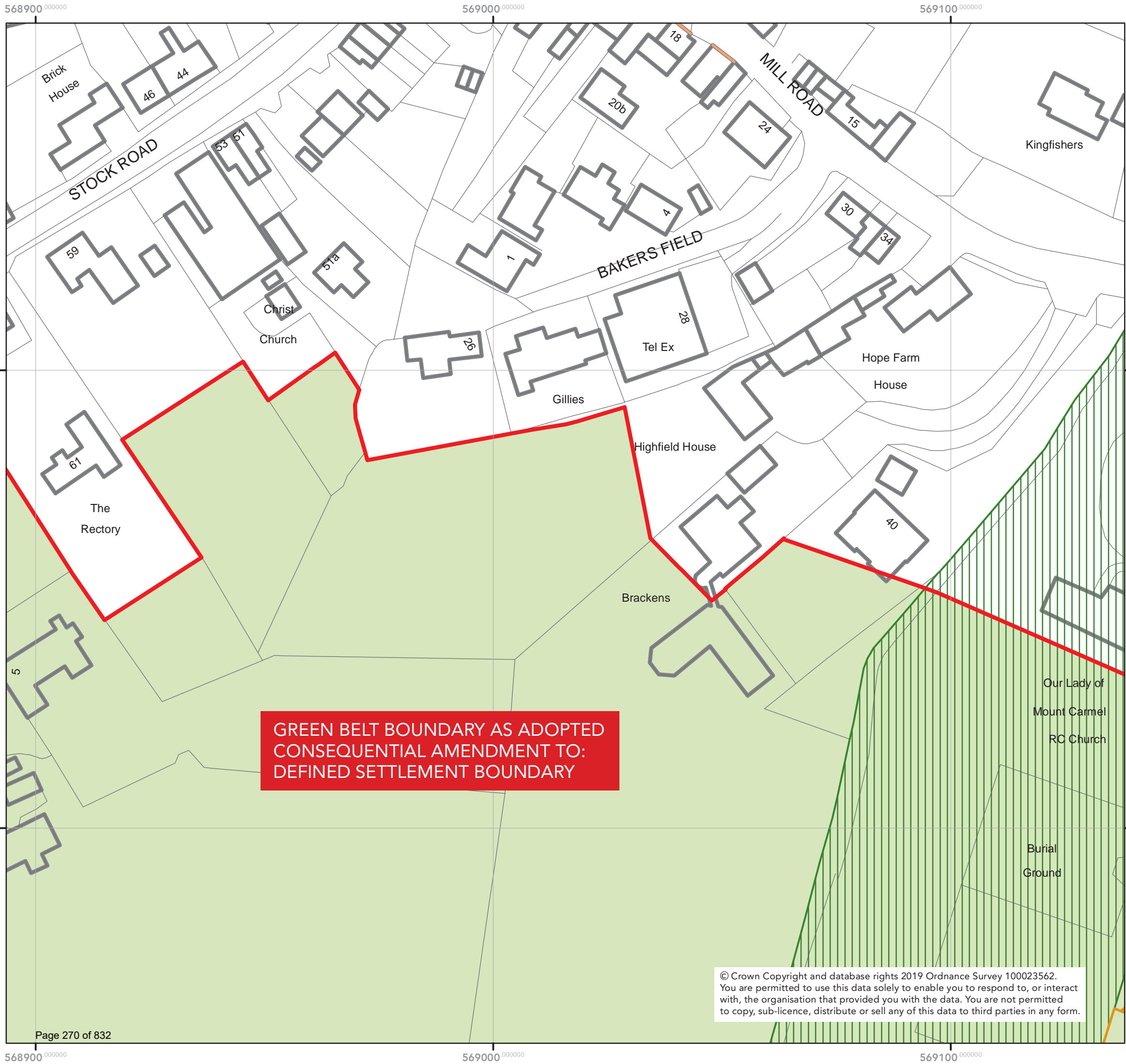
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Areas South of Bakers Field

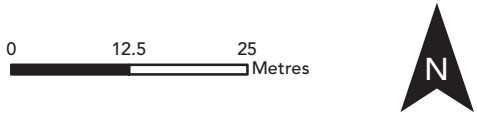
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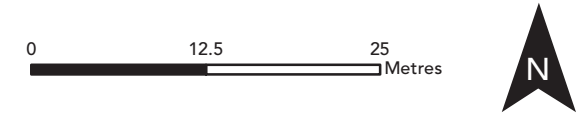
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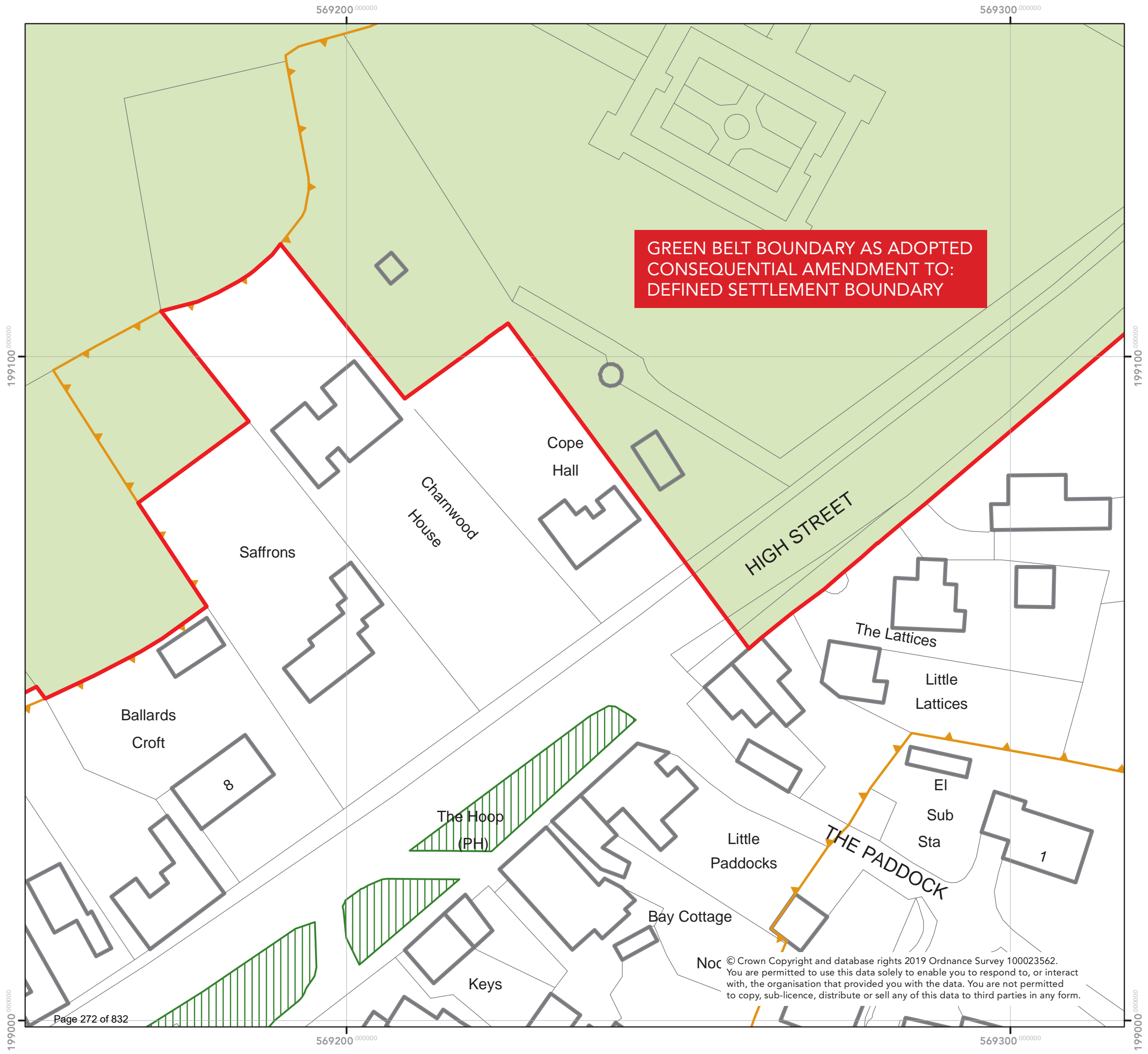
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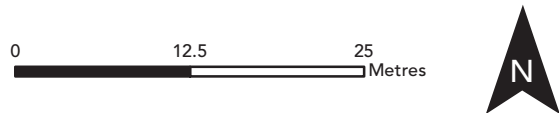
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88, Mill Lane

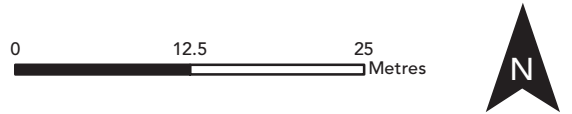
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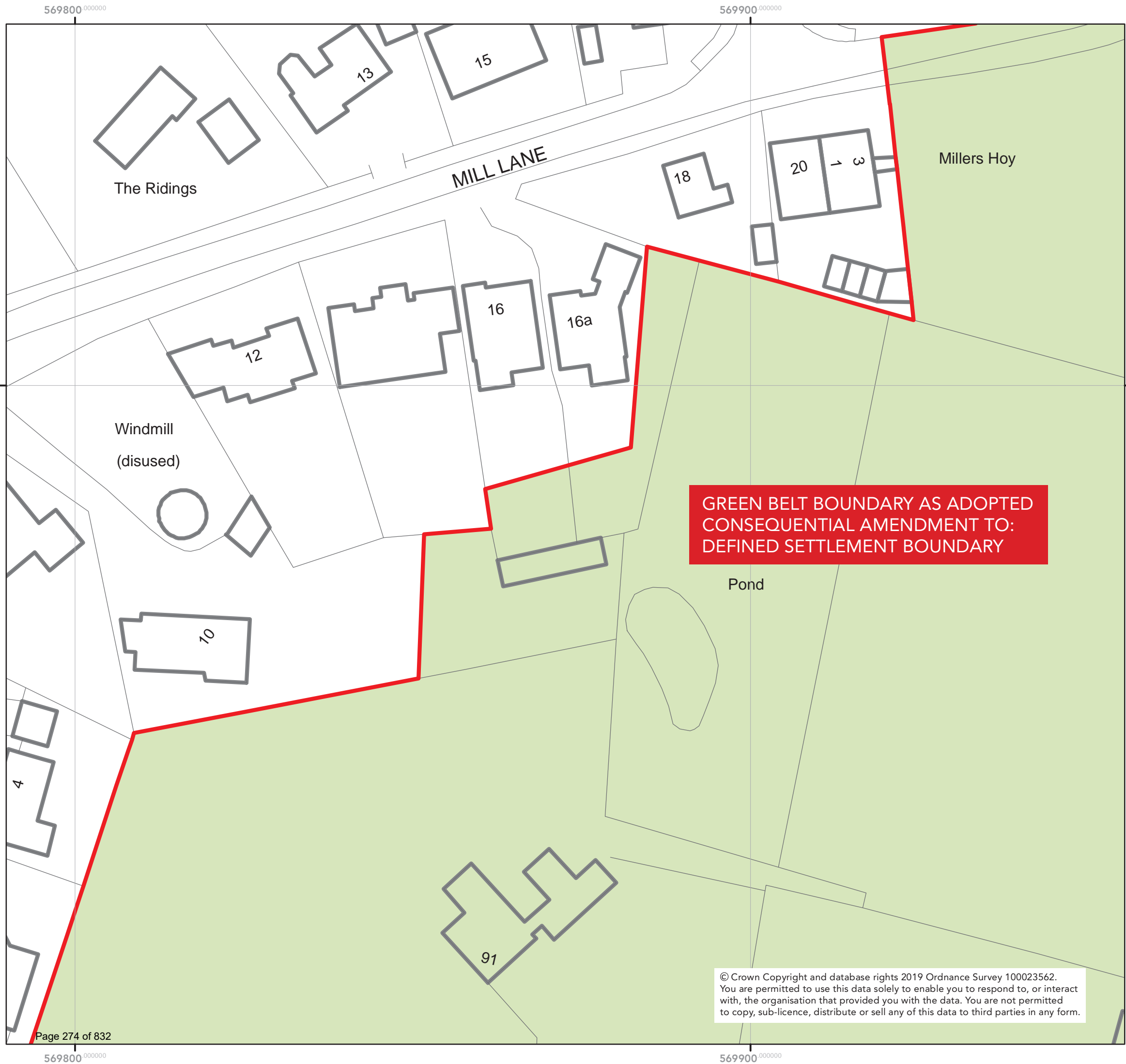
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16 and 16A, Mill Lane

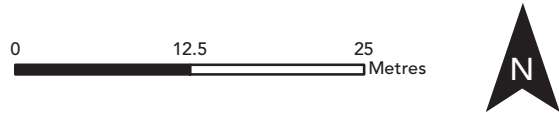
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PM2



Chelmsford  
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Local Plan

Modifications to  
Policies Map

30 Stock

Land South of 52, Well Lane

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0 12.5 25 Metres



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PM2



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Draft  
Local Plan

Modifications to  
Policies Map

30 Stock

Land rear of 27, Well Lane

GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY

WELL LANE

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MILL ROAD

85

3

GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY

WHITE'S HILL

142

6

THE LINDENS

7

Landry

PM2



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

30 Stock

Land at White's Hill

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0 12.5 25 Metres



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**GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
EMPLOYMENT AREA**



**Chelmsford  
Draft  
Local Plan**

Modifications to  
Policies Map

## 32 Temple Farm and Temple Wood

### Temple Wood Industrial Estate

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0 25 50 Metres



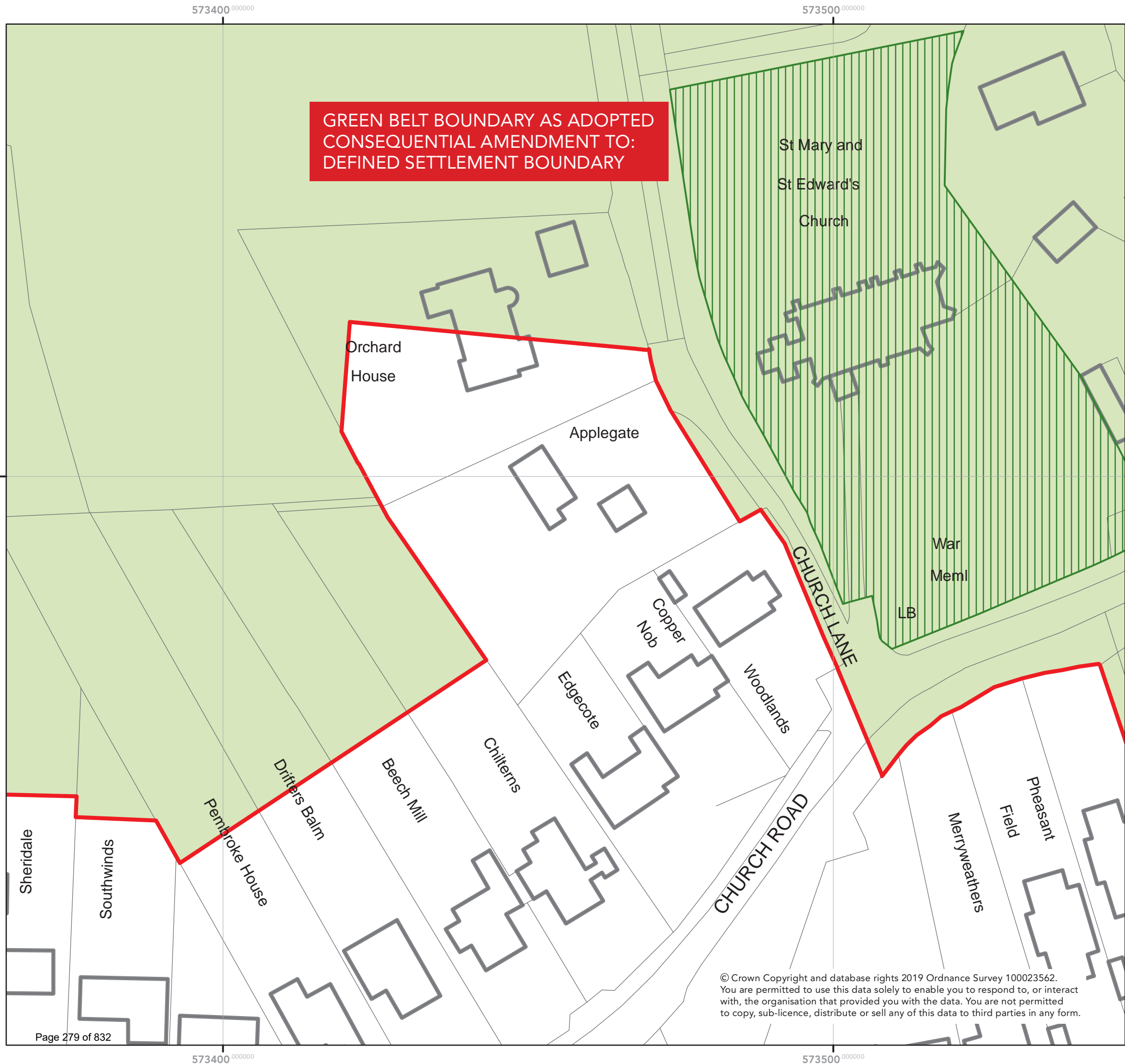
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PM2



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Draft  
Local Plan

Modifications to  
Policies Map

### 33 West Hanningfield and Hanningfield Reservoir Treatment Works

Orchard House, Church Lane

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0 12.5 25 Metres



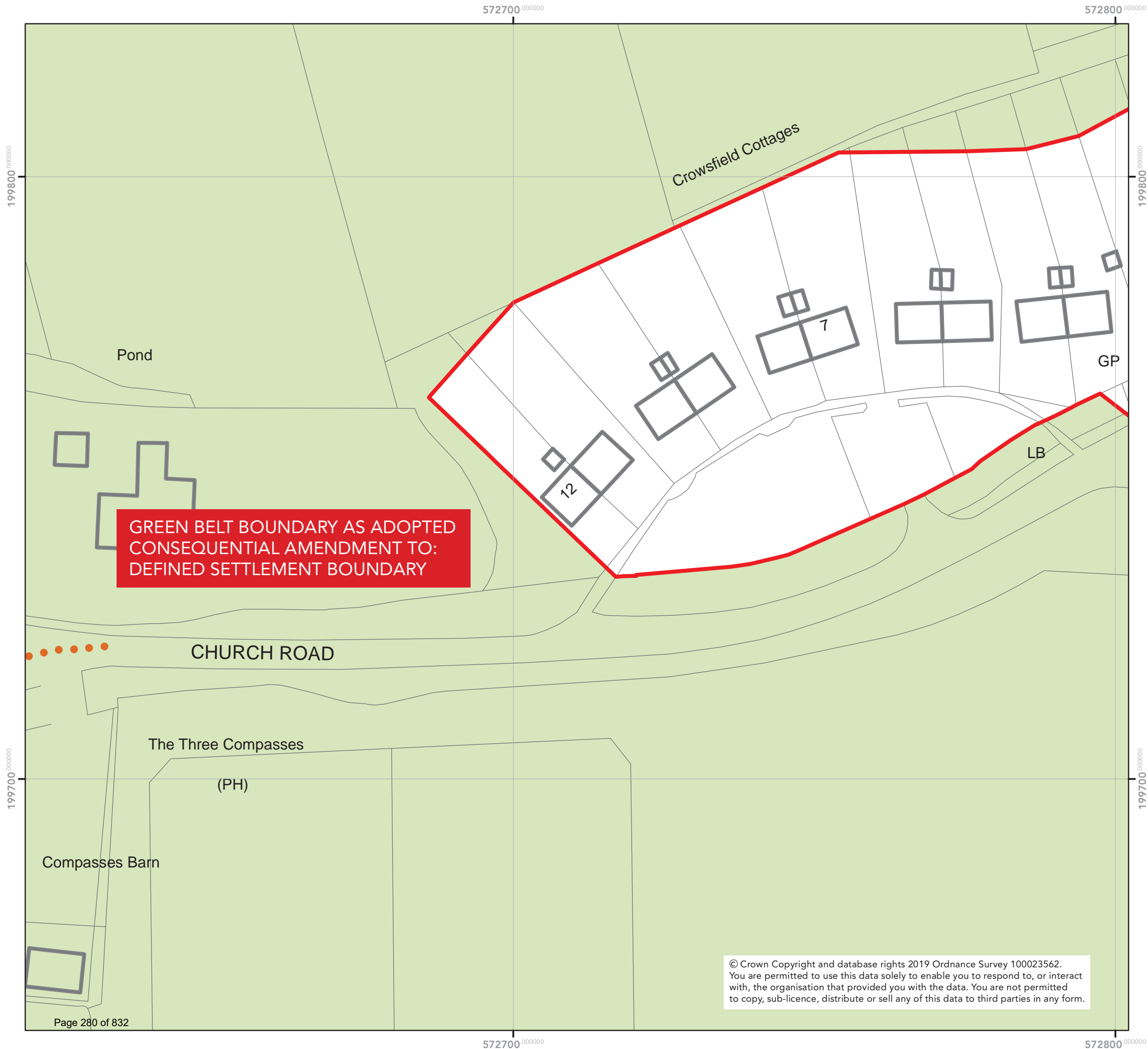
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**33 West Hanningfield and Hanningfield Reservoir Treatment Works**

12, Church Road

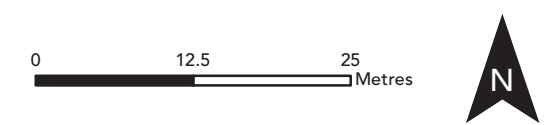
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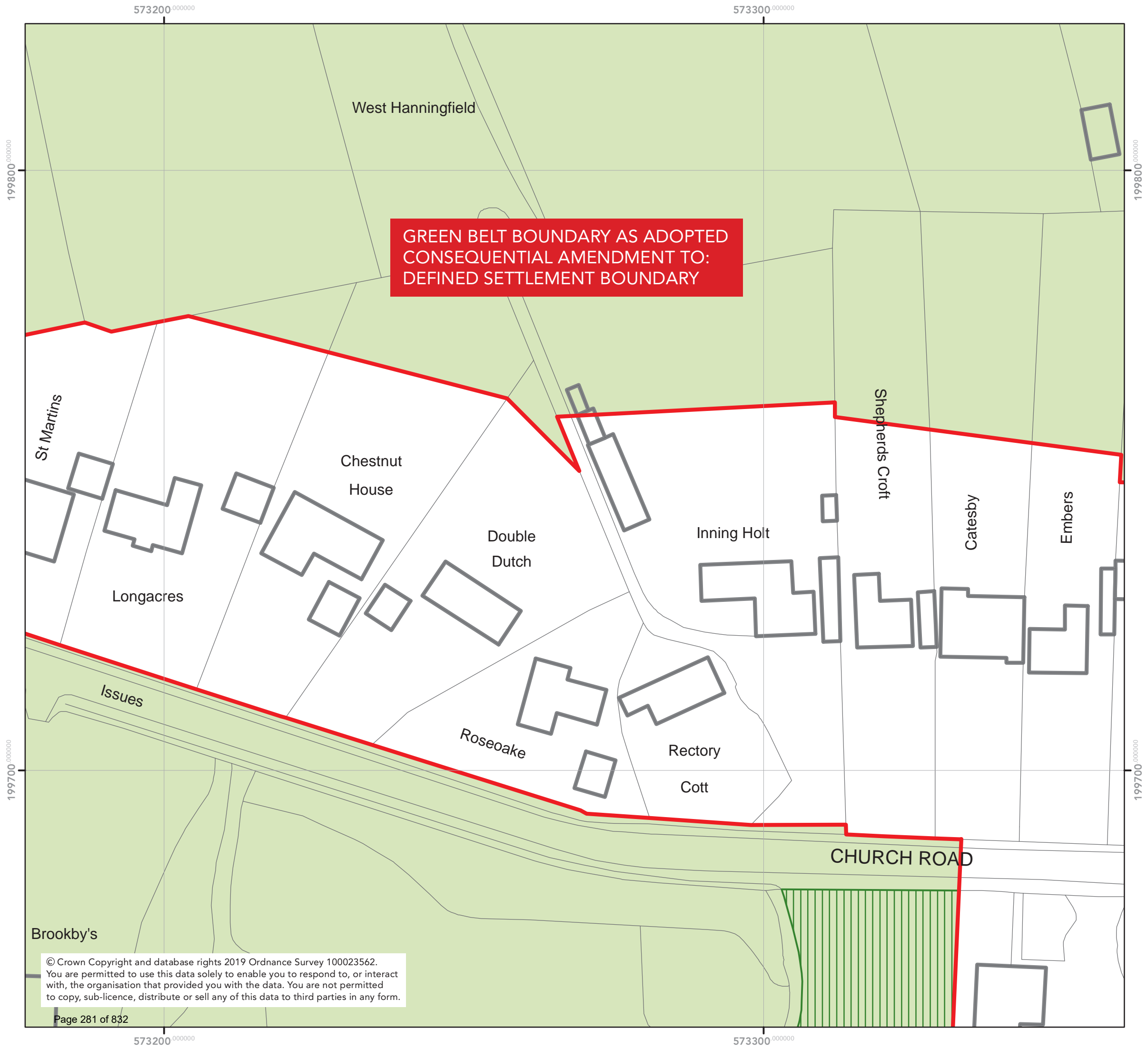
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GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY



33 West Hanningfield and  
Hanningfield Reservoir  
Treatment Works

Double Dutch, Church Road

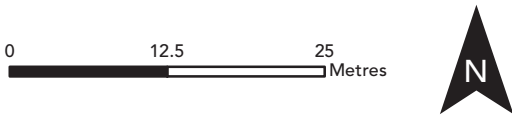
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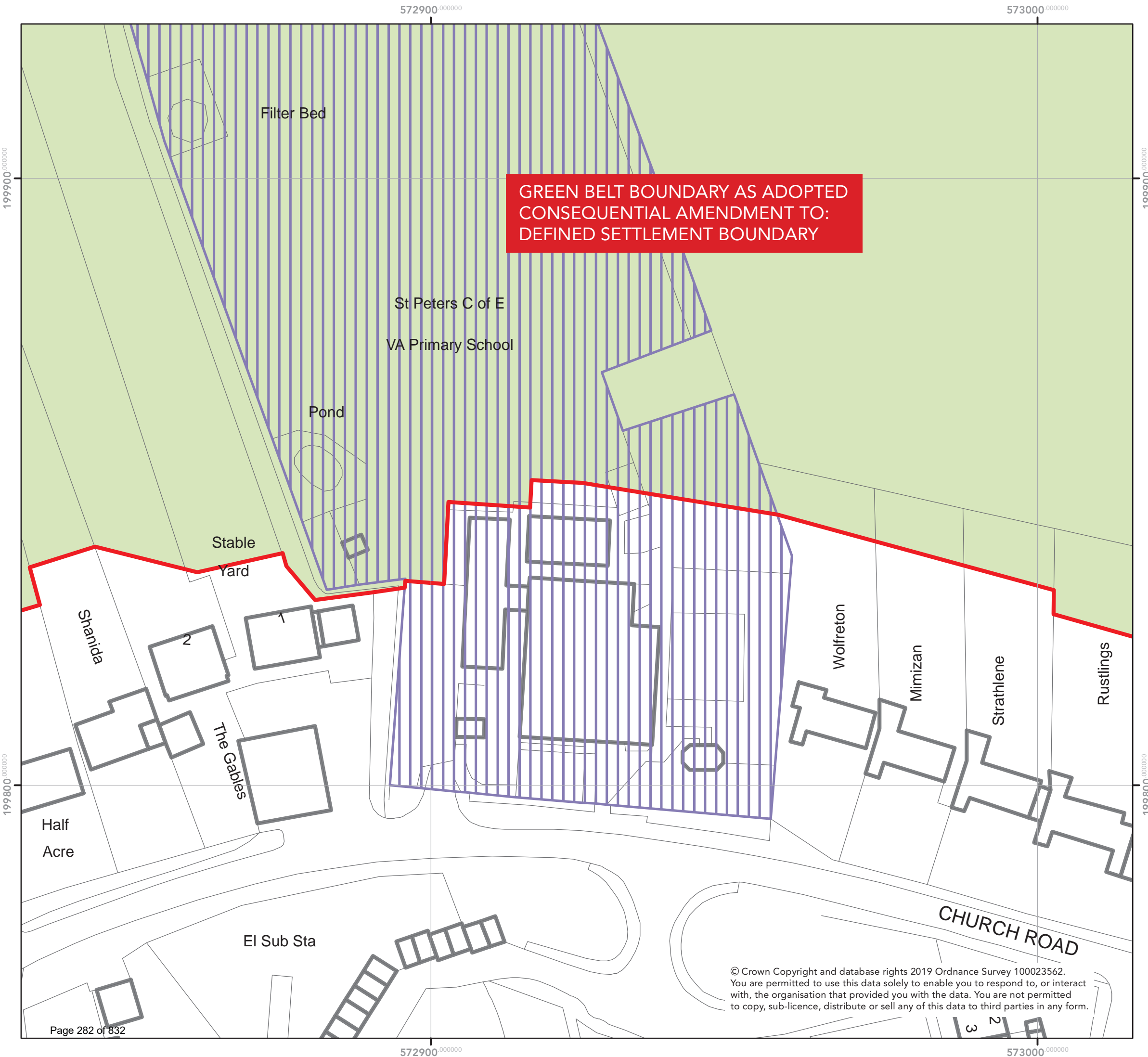


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PM2



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Local Plan

Modifications to  
Policies Map

### 33 West Hanningfield and Hanningfield Reservoir Treatment Works

St. Peters Primary School

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0 12.5 25 Metres

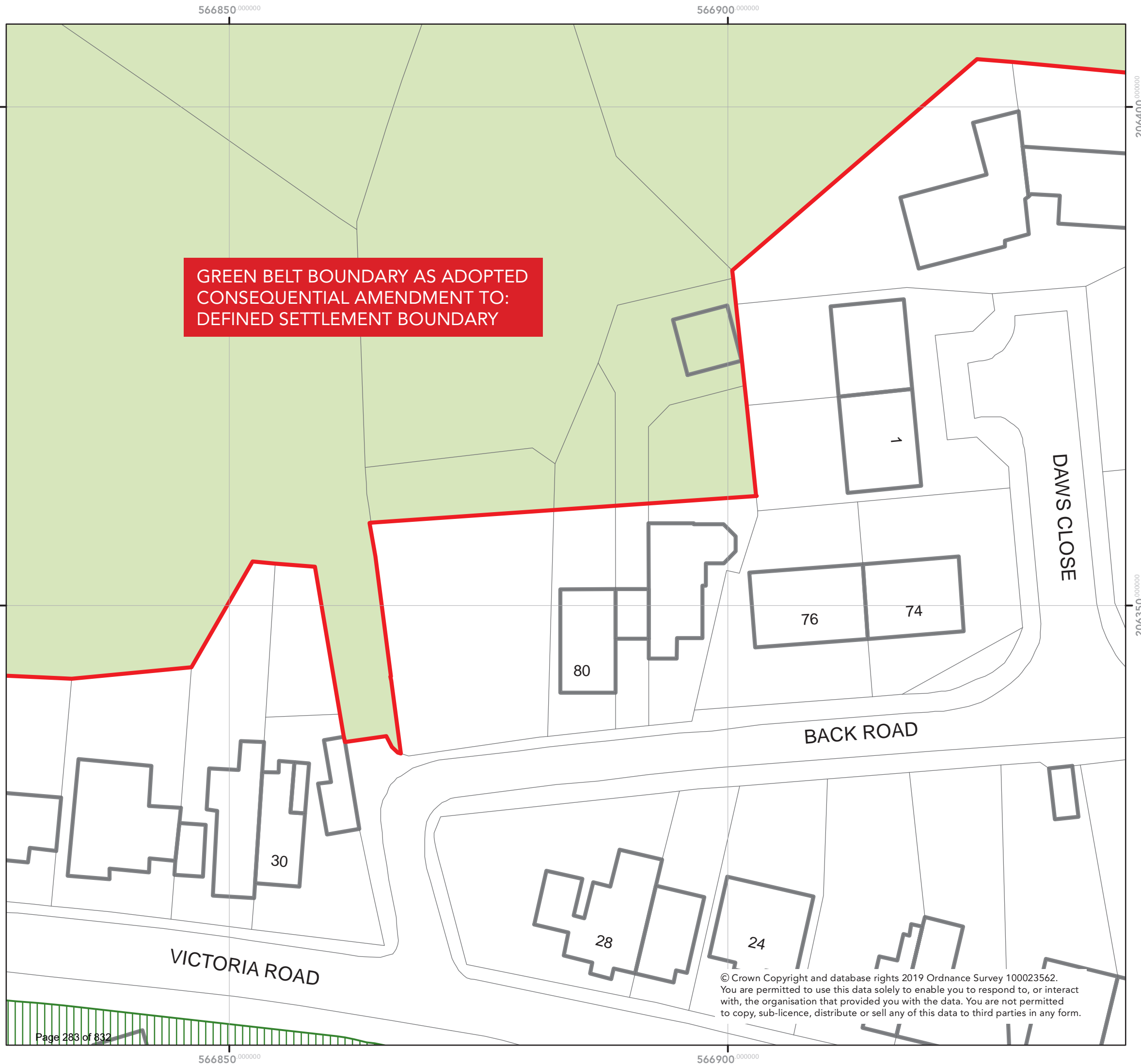


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PM2



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

35 Writtle

Back Road

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0 5 10 Metres



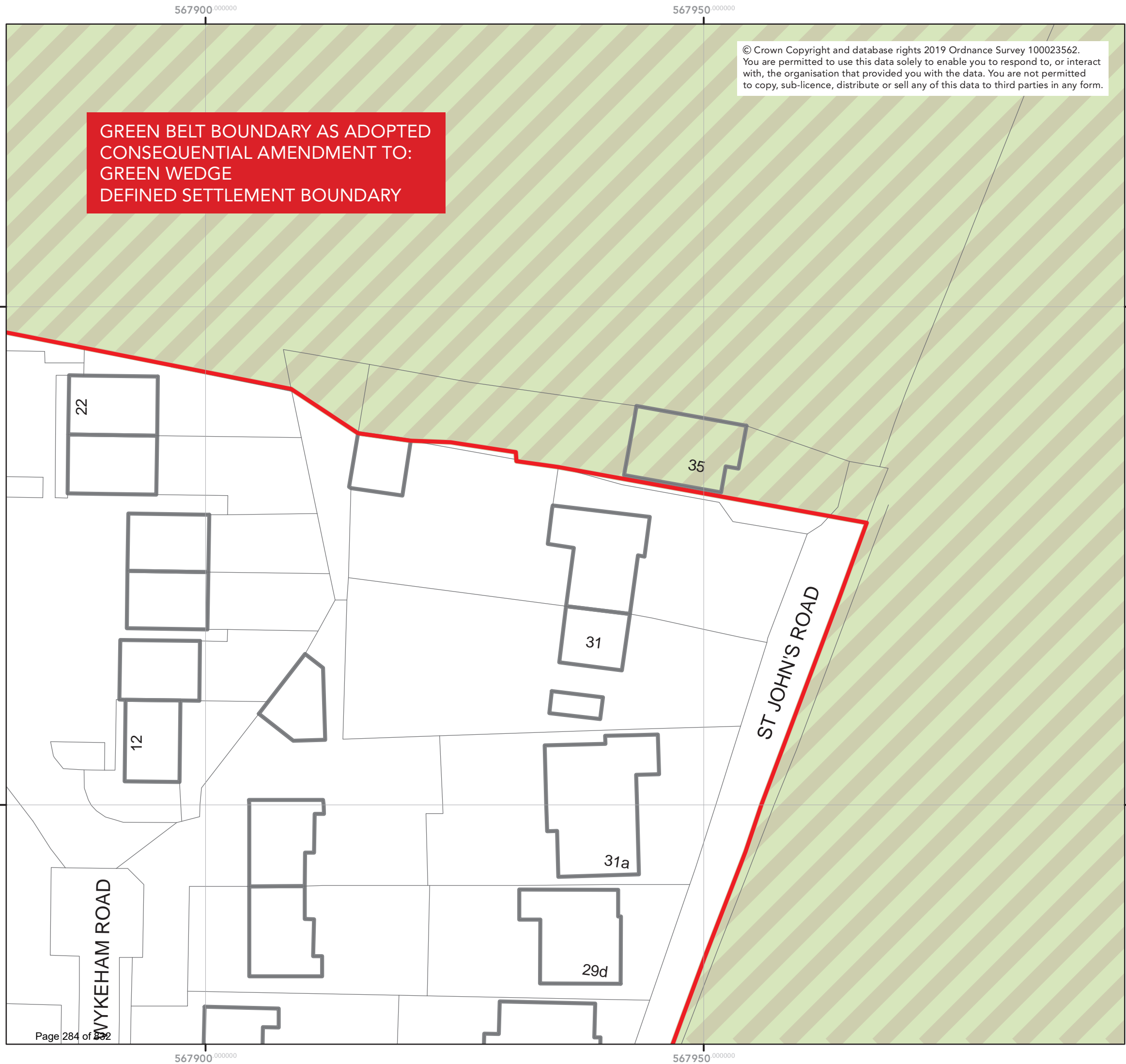
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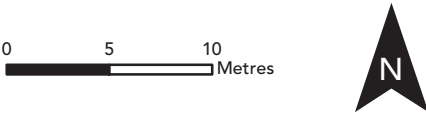
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PM2



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Local Plan

Modifications to  
Policies Map

35 Writtle

North of 60, Back Road

GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY

Path (um)

206400.000000

206400.000000

206350.000000

206350.000000

BACK ROAD

BLACKTHORN CLOSE

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0 5 10 Metres



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PM2



Chelmsford  
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Local Plan

Modifications to  
Policies Map

35 Writtle

Rear of Fosters Close

GREEN BELT BOUNDARY AS ADOPTED  
CONSEQUENTIAL AMENDMENT TO:  
DEFINED SETTLEMENT BOUNDARY

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0 12.5 25 Metres



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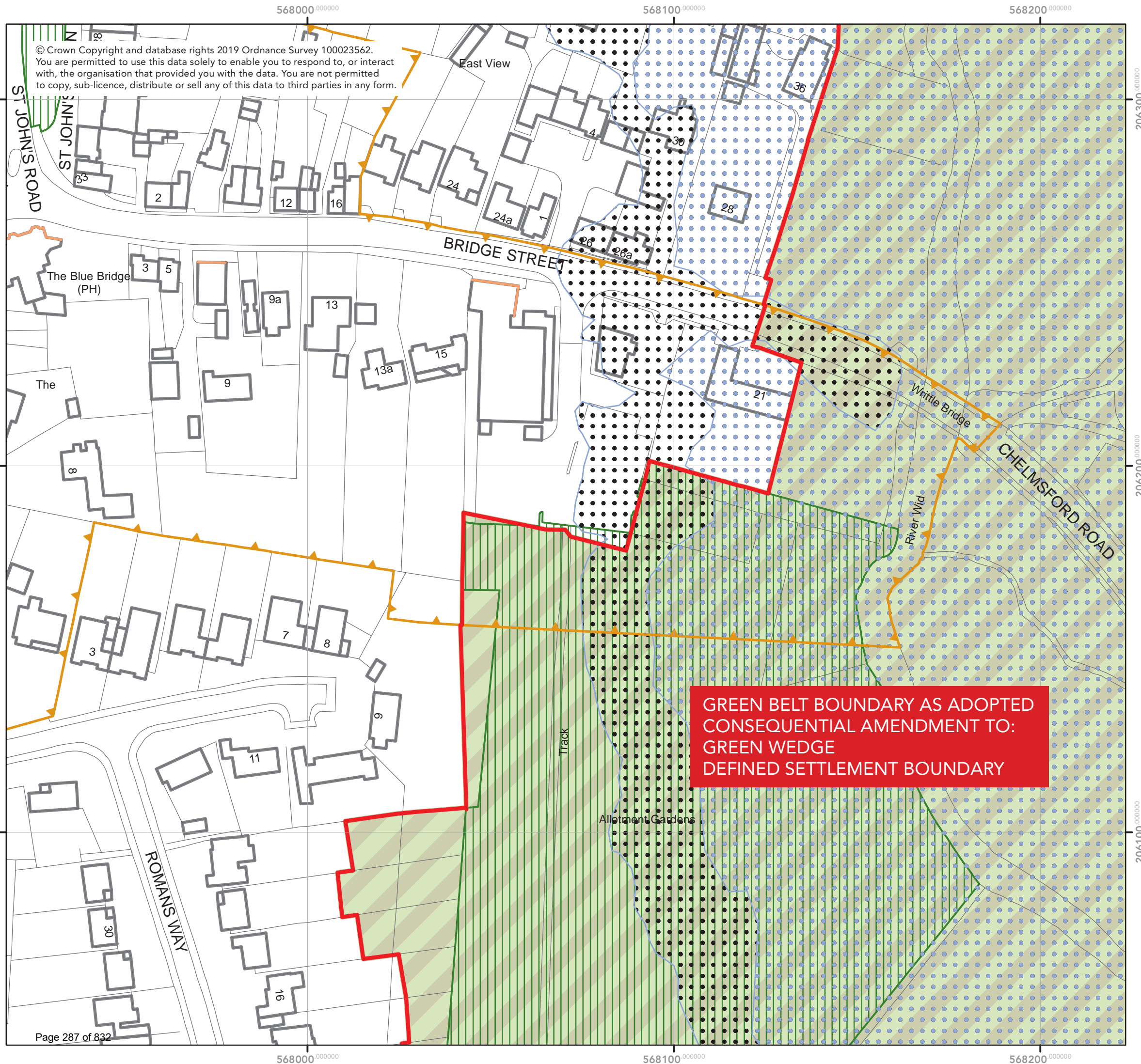
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PM2



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Local Plan

Modifications to  
Policies Map

35 Writtle

Romans Way and Bridge Street

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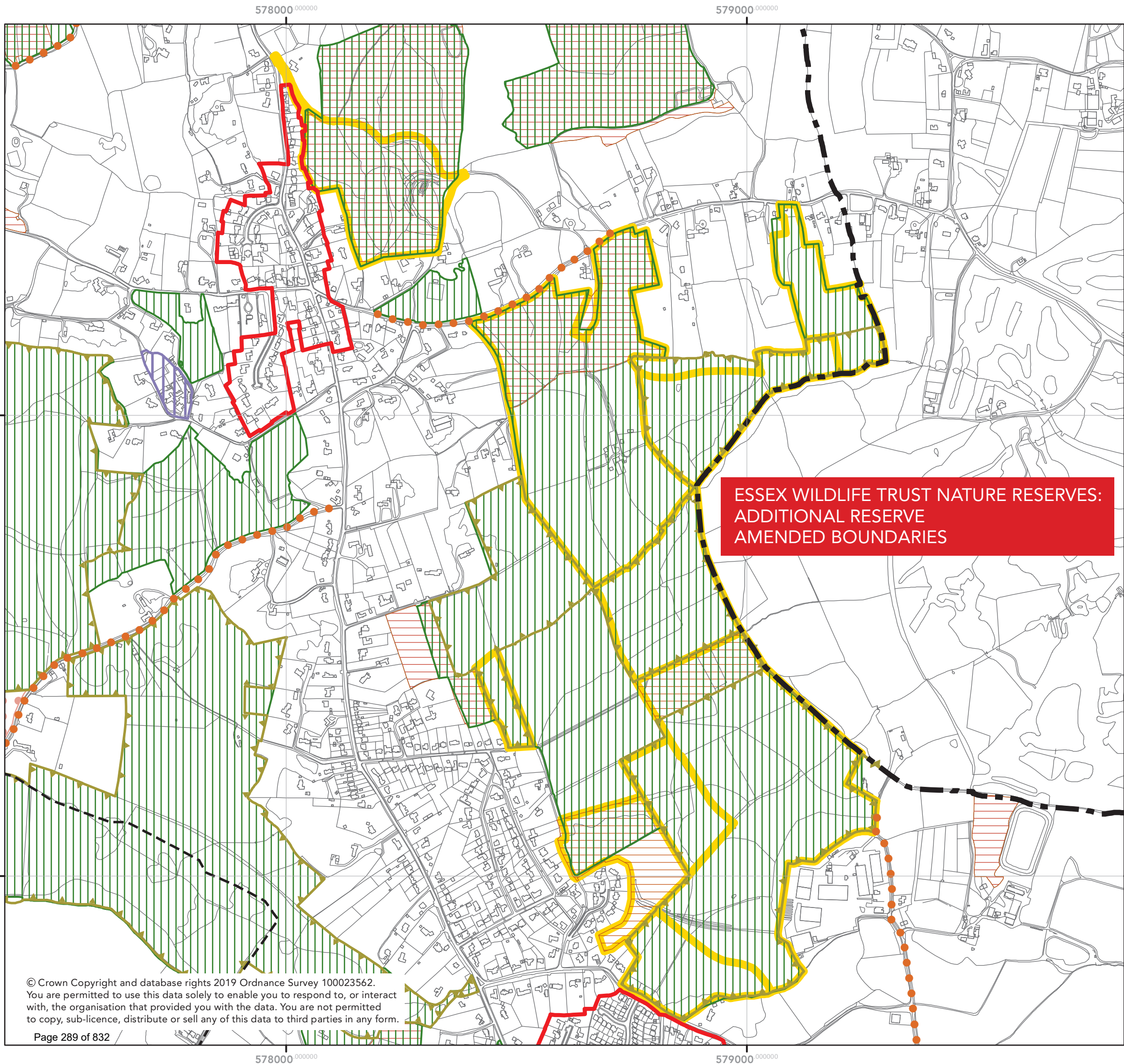
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## Appendix 5d

### Policies Map changes PM3 to PM47





ESSEX WILDLIFE TRUST NATURE RESERVES:  
ADDITIONAL RESERVE  
AMENDED BOUNDARIES

PM3, PM35, PM36, PM45



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

Chelmsford North  
Chelmsford South  
10 Danbury  
20 Little Baddow

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0 125 250  
Metres



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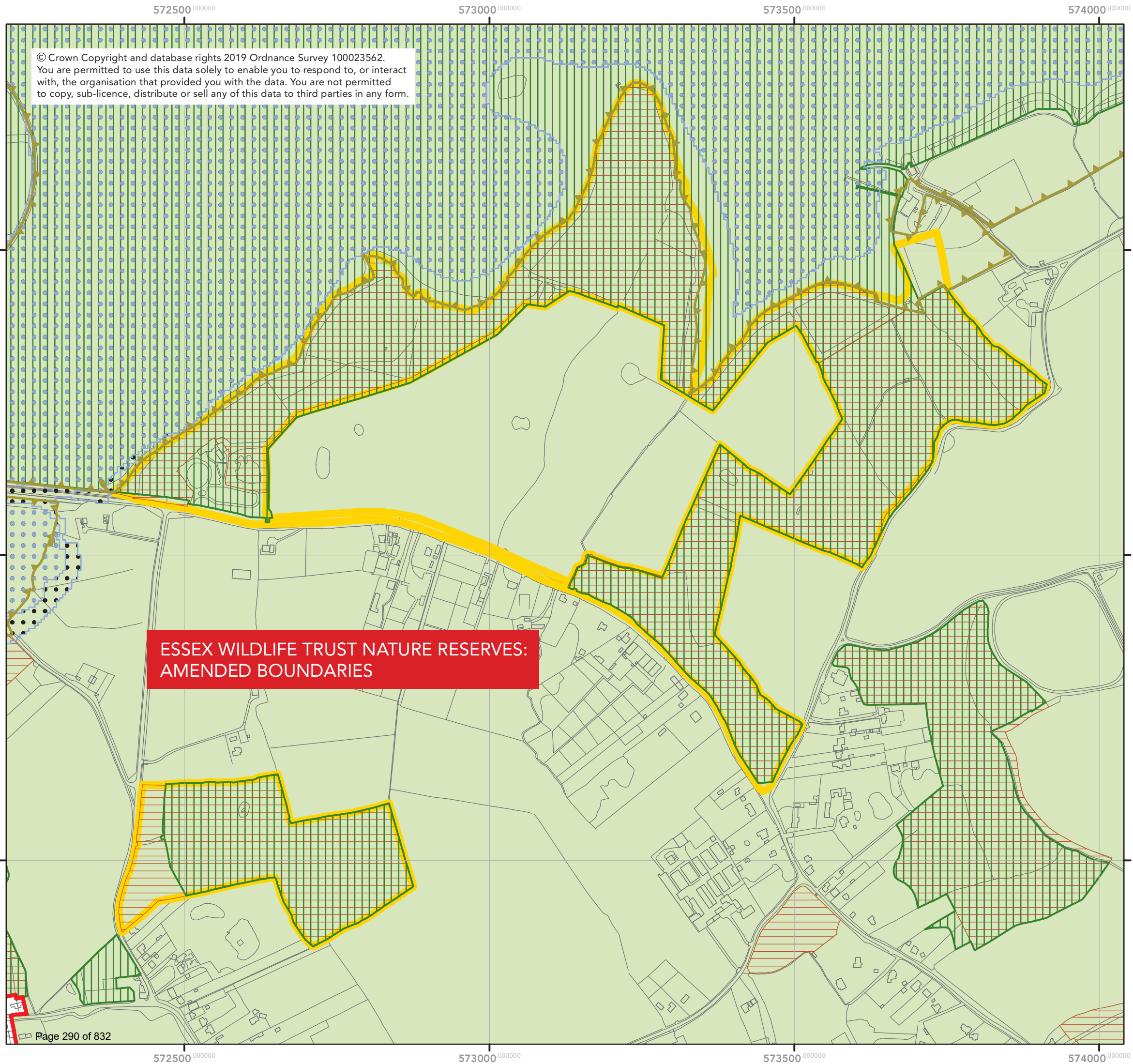
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PM5, PM6, PM47



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Draft  
Local Plan

Modifications to  
Policies Map

Chelmsford South  
24 Ramsden Heath

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Metres



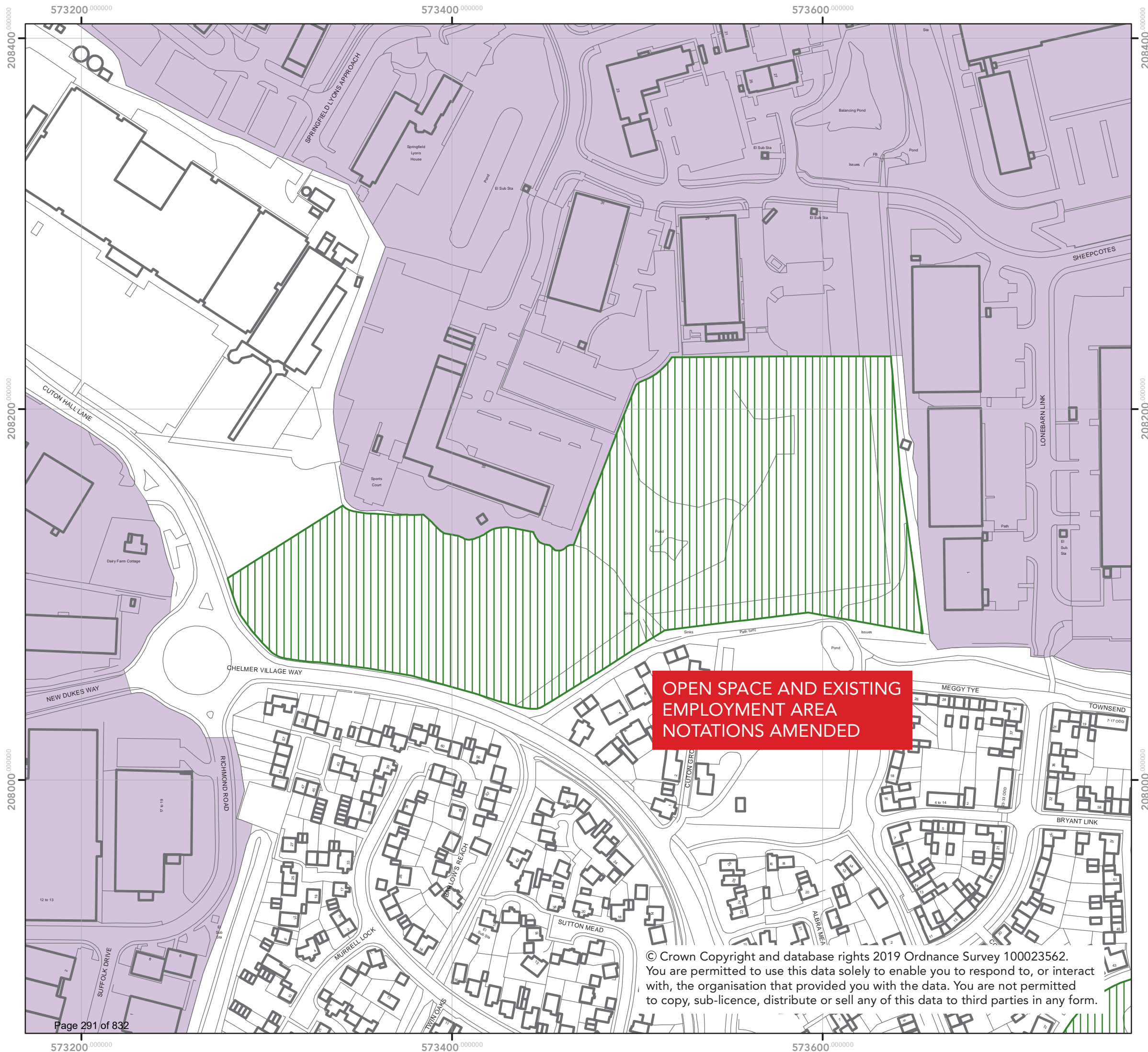
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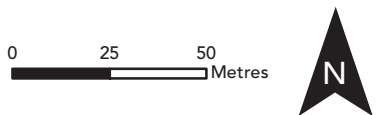
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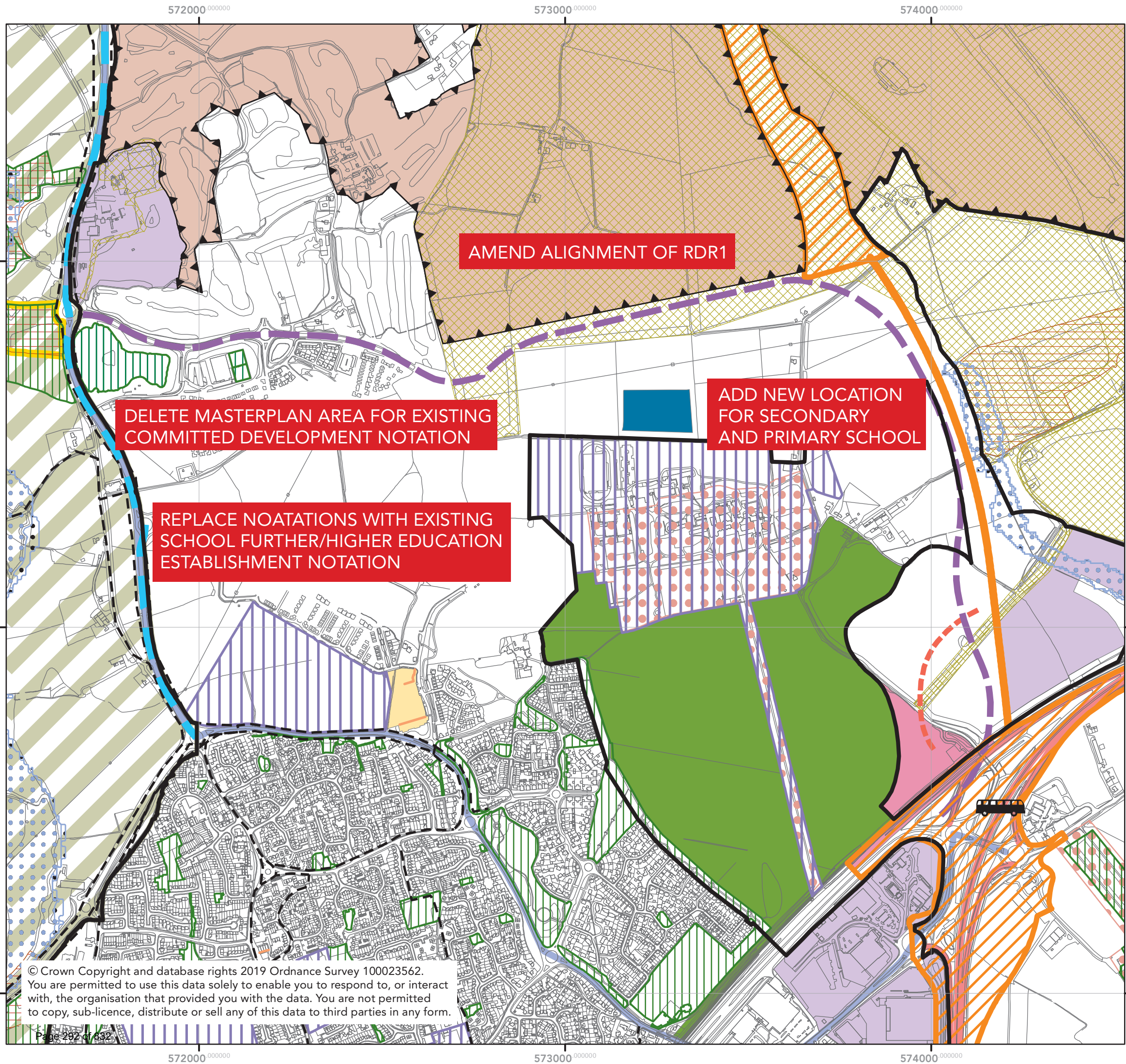
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OPEN SPACE AND EXISTING  
EMPLOYMENT AREA  
NOTATIONS AMENDED

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PM8, PM9, PM10,  
PM11, PM13



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Local Plan

Modifications to  
Policies Map

1 Chelmsford Urban Area

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0 125 250  
Metres



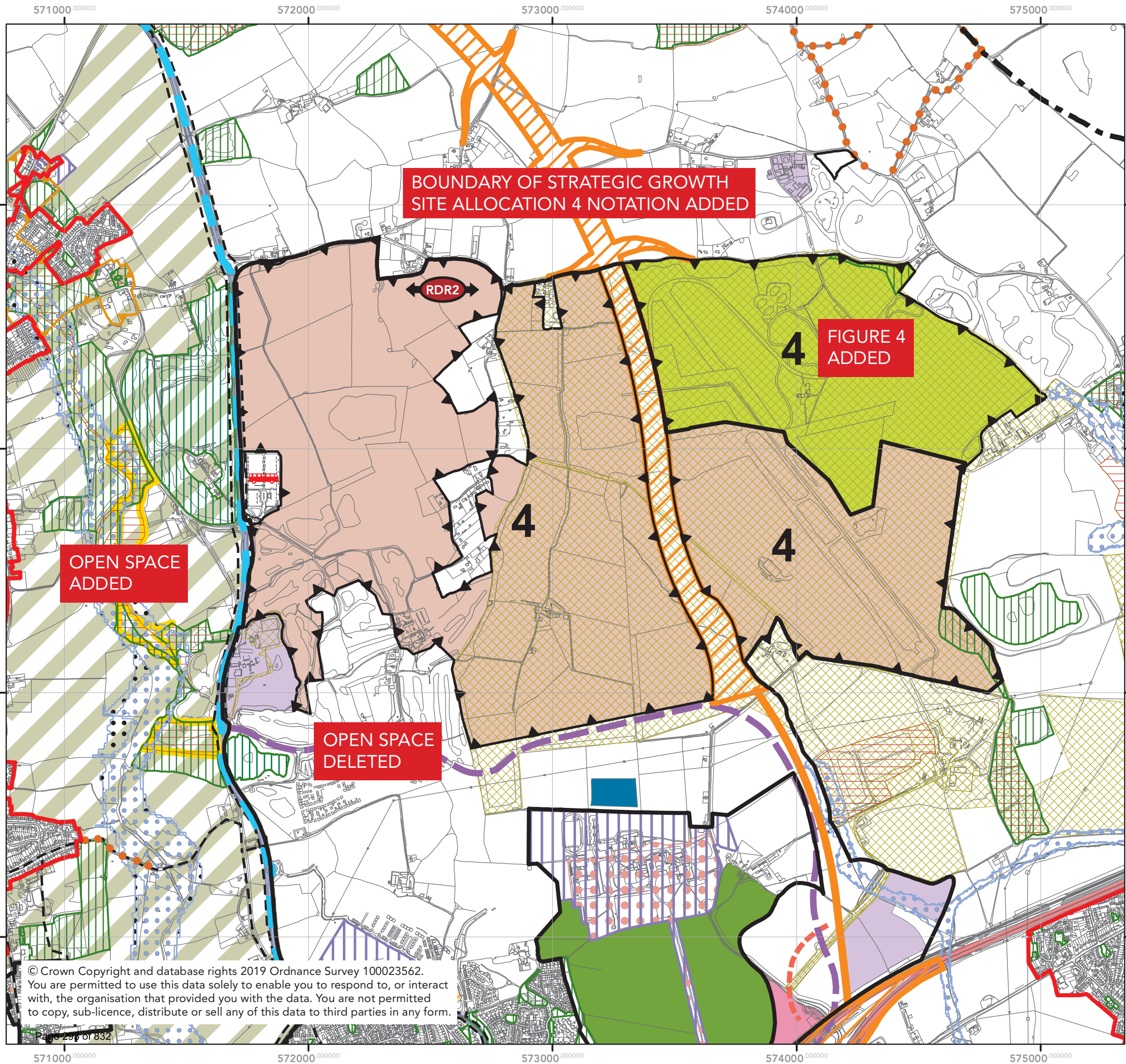
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PM12, PM15, PM16



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

- 1 Chelmsford Urban Area
- 8 Broomfield
- 21 Little Waltham

The Policies Map shows the spatial definition of policies. It includes modifications to the policy areas proposed by the Chelmsford Draft Local Plan Submission Documents.

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#### Important Note

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For further details please see the flood maps published on the Environment Agency's website at: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

0 250 500 Metres



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Directorate for Sustainable Communities

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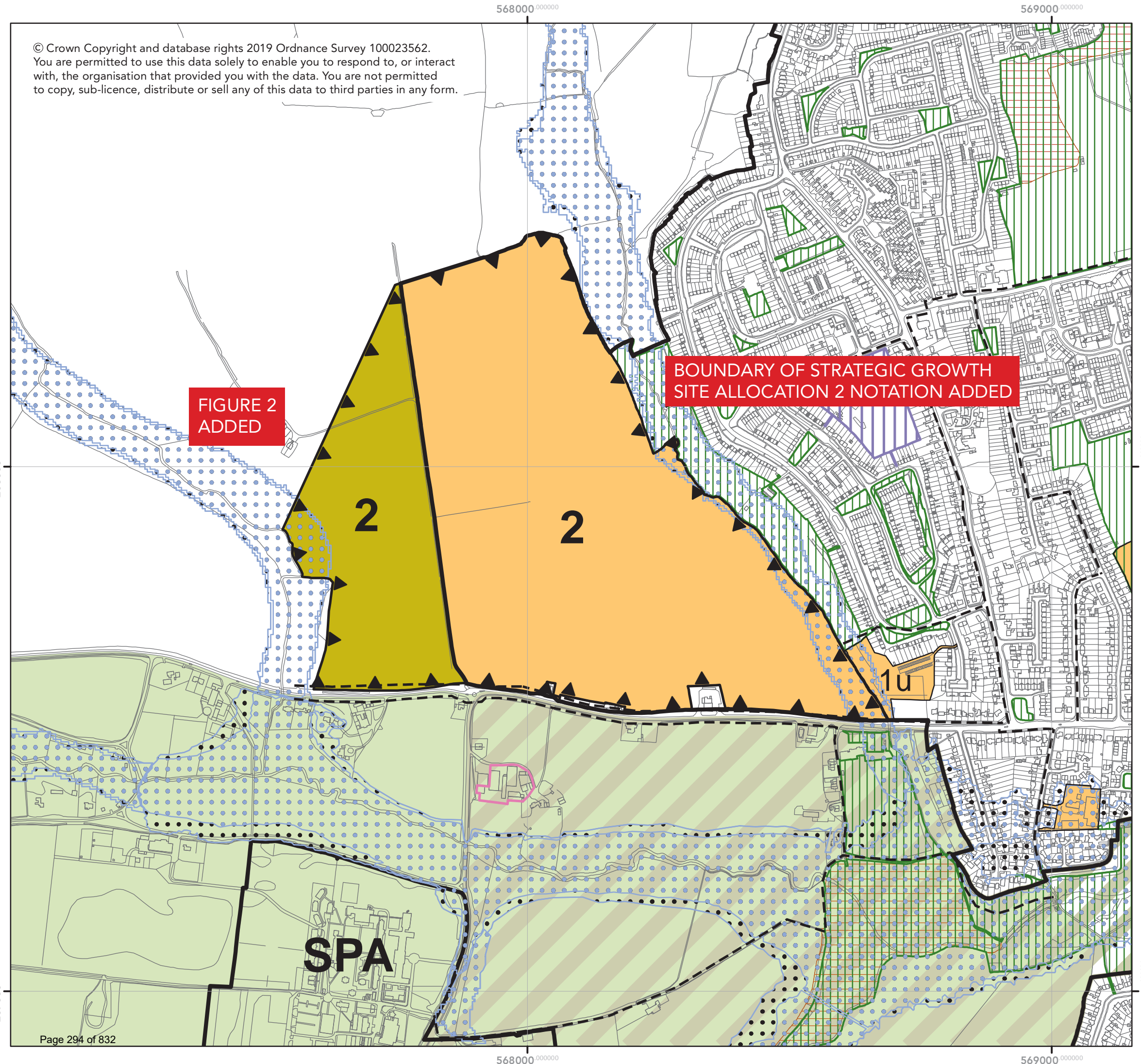


FIGURE 2  
ADDED

BOUNDARY OF STRATEGIC GROWTH  
SITE ALLOCATION 2 NOTATION ADDED

PM14



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

1 Chelmsford Urban Area

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0 100 200  
Metres



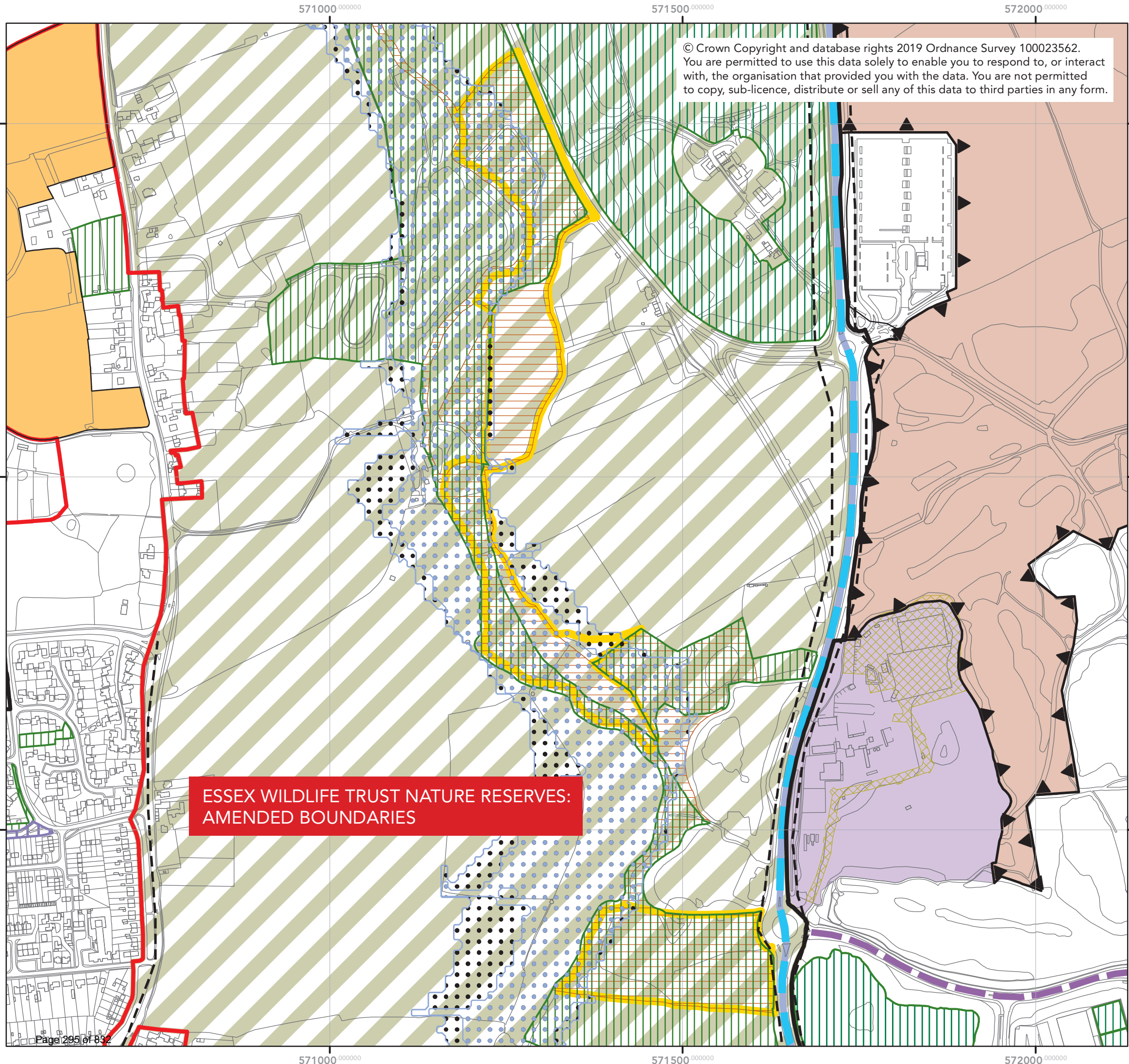
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PM17, PM18



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Draft  
Local Plan

Modifications to  
Policies Map

1 Chelmsford Urban Area  
8 Broomfield

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0 50 100  
Metres

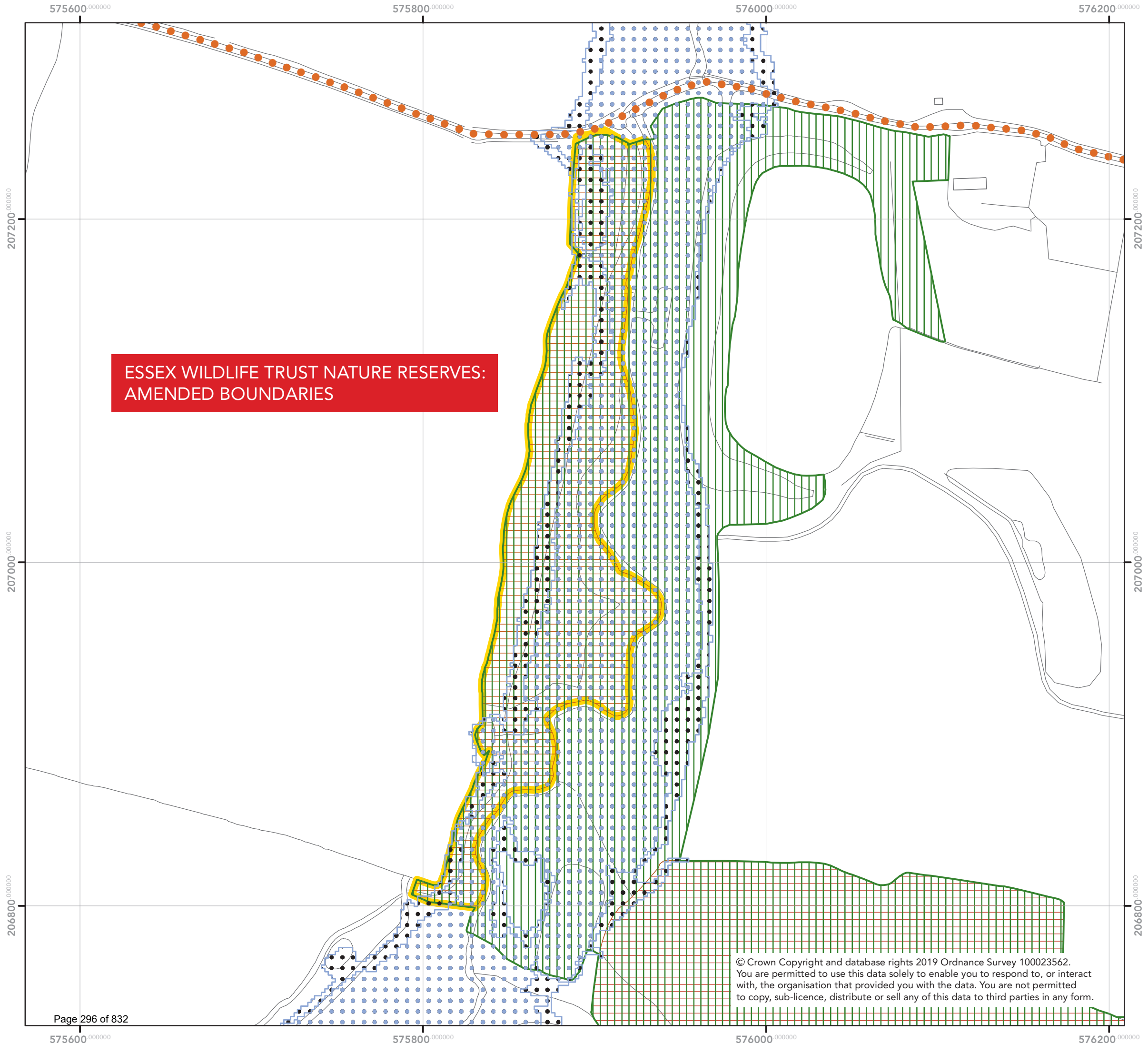


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PM19



Chelmsford  
Draft  
Local Plan  
Modifications to  
Policies Map

1 Chelmsford Urban Area

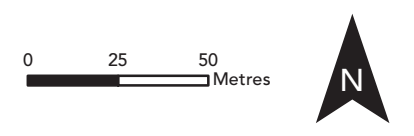
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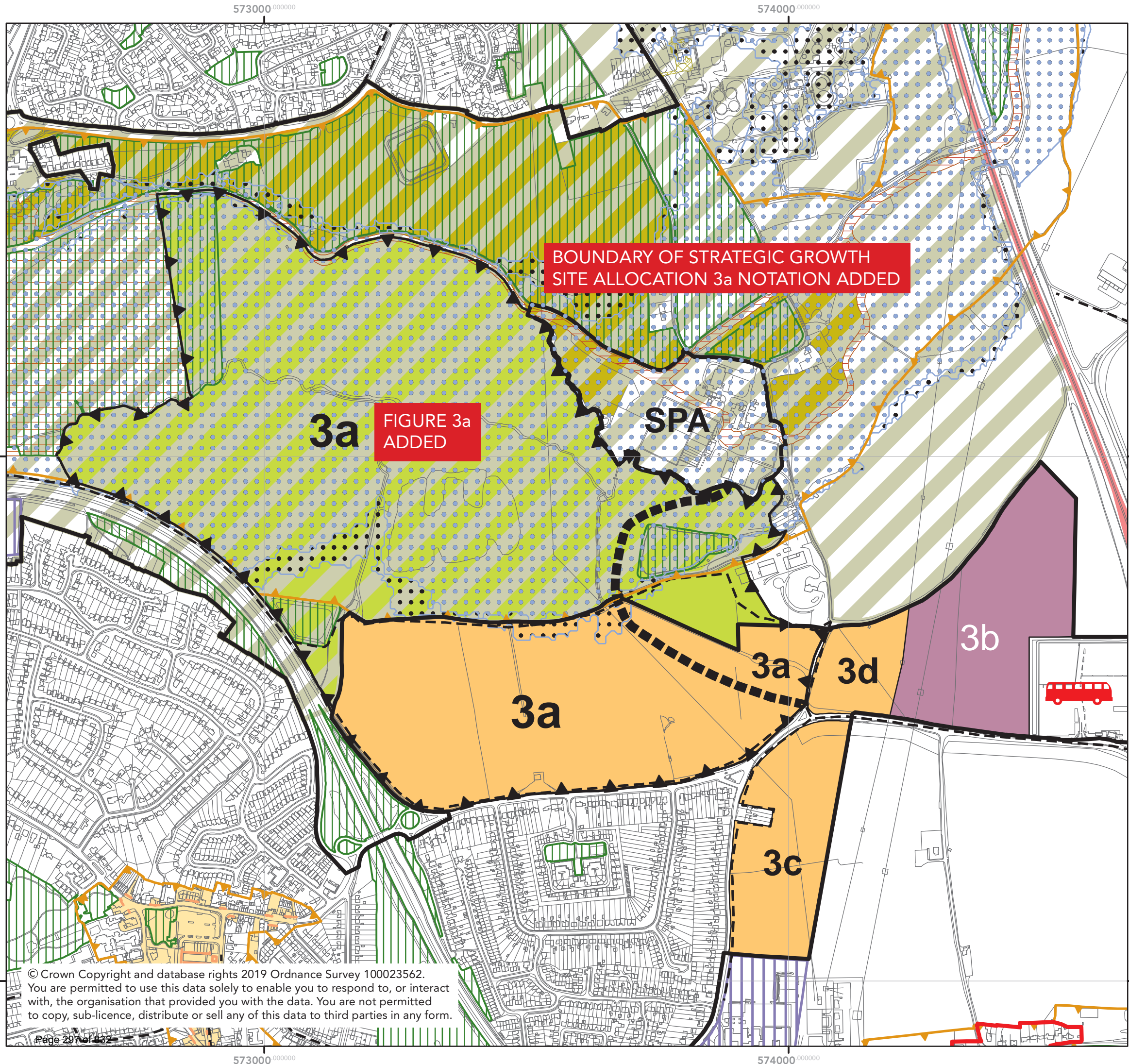
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PM20



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

1 Chelmsford Urban Area

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0 100 200 Metres



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PM21



Chelmsford  
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Modifications to  
Policies Map

## 1 Chelmsford Urban Area

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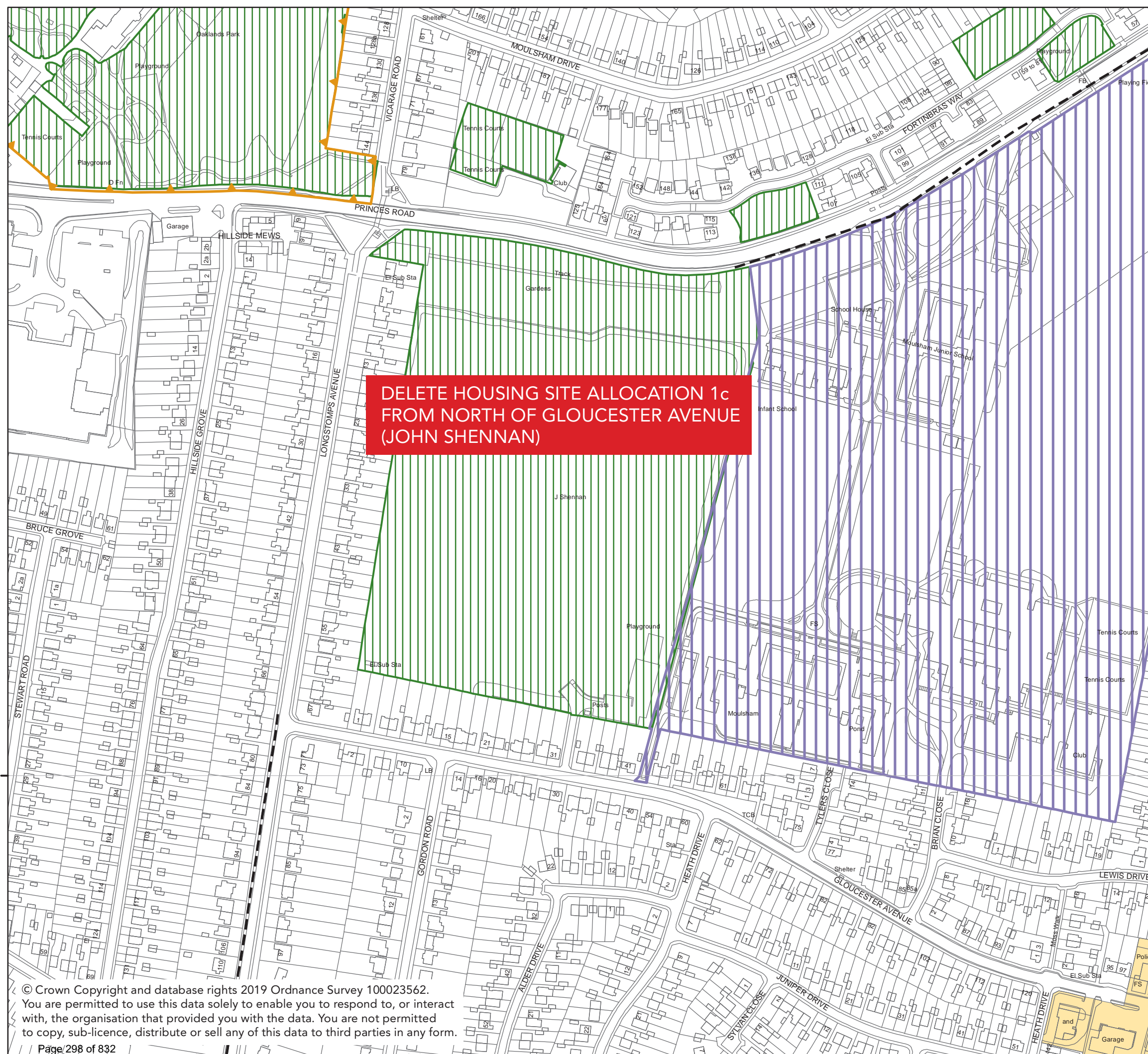
0 25 50  
Metres



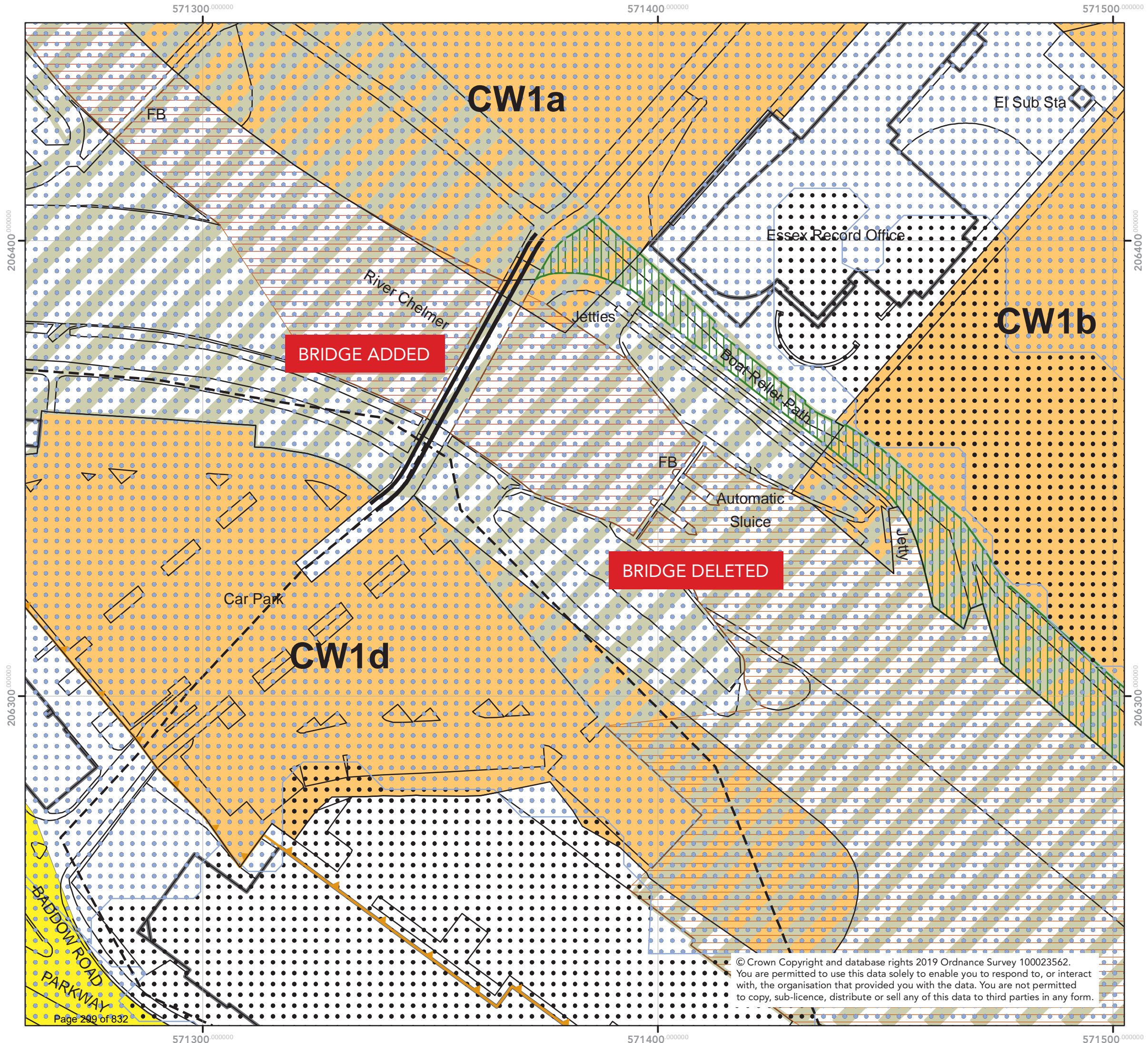
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PM22



Chelmsford  
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Local Plan

Modifications to  
Policies Map

## 2 Chelmsford City Centre

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0 12.5 25 Metres



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REMOVAL OF NEW HOUSING SITE 1b  
POLICE HEADQUARTERS, SPRINGFIELD

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PM23



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Modifications to  
Policies Map

## 2 Chelmsford City Centre

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0 50 100 Metres



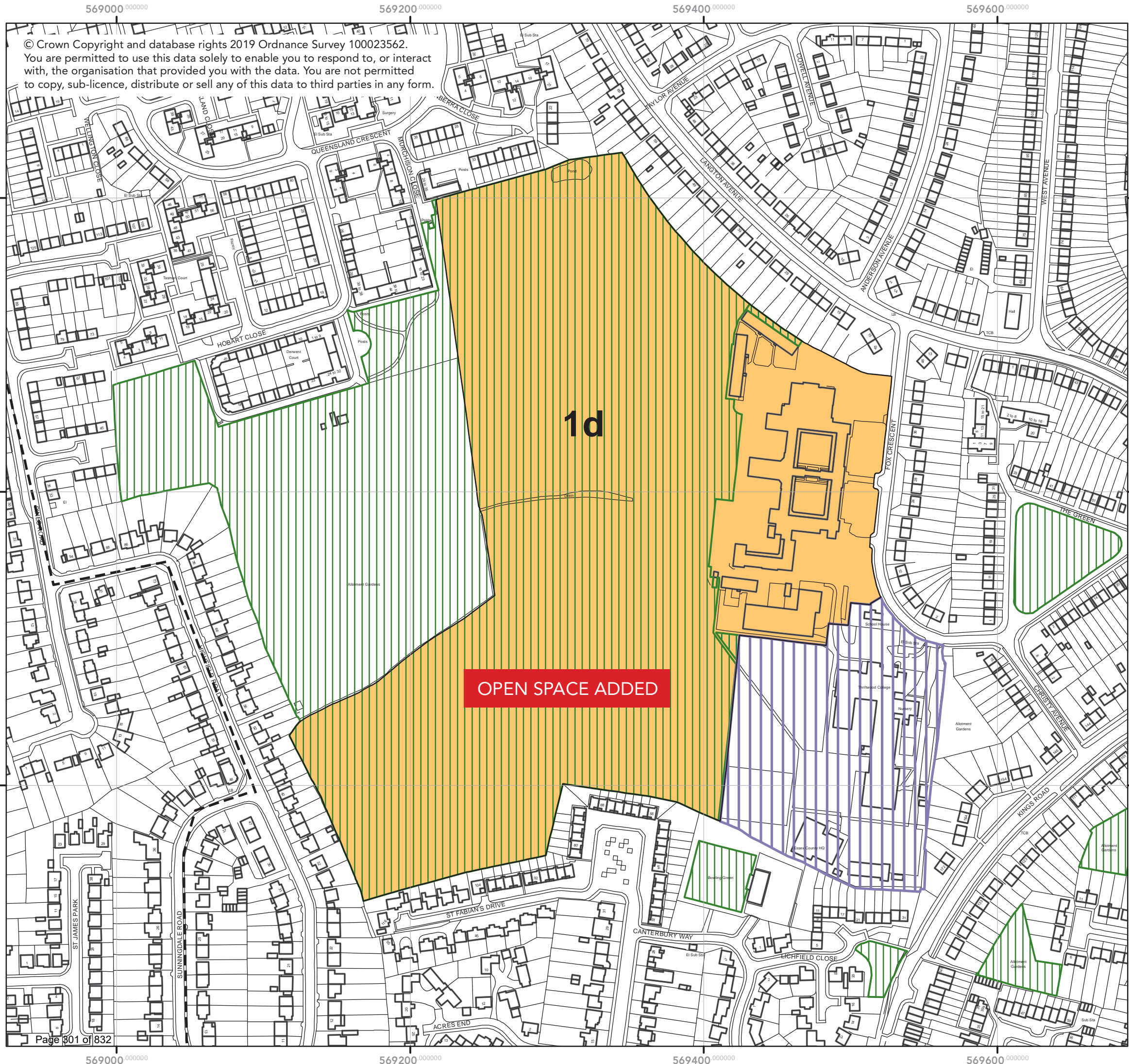
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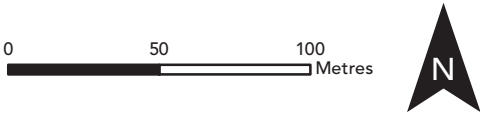
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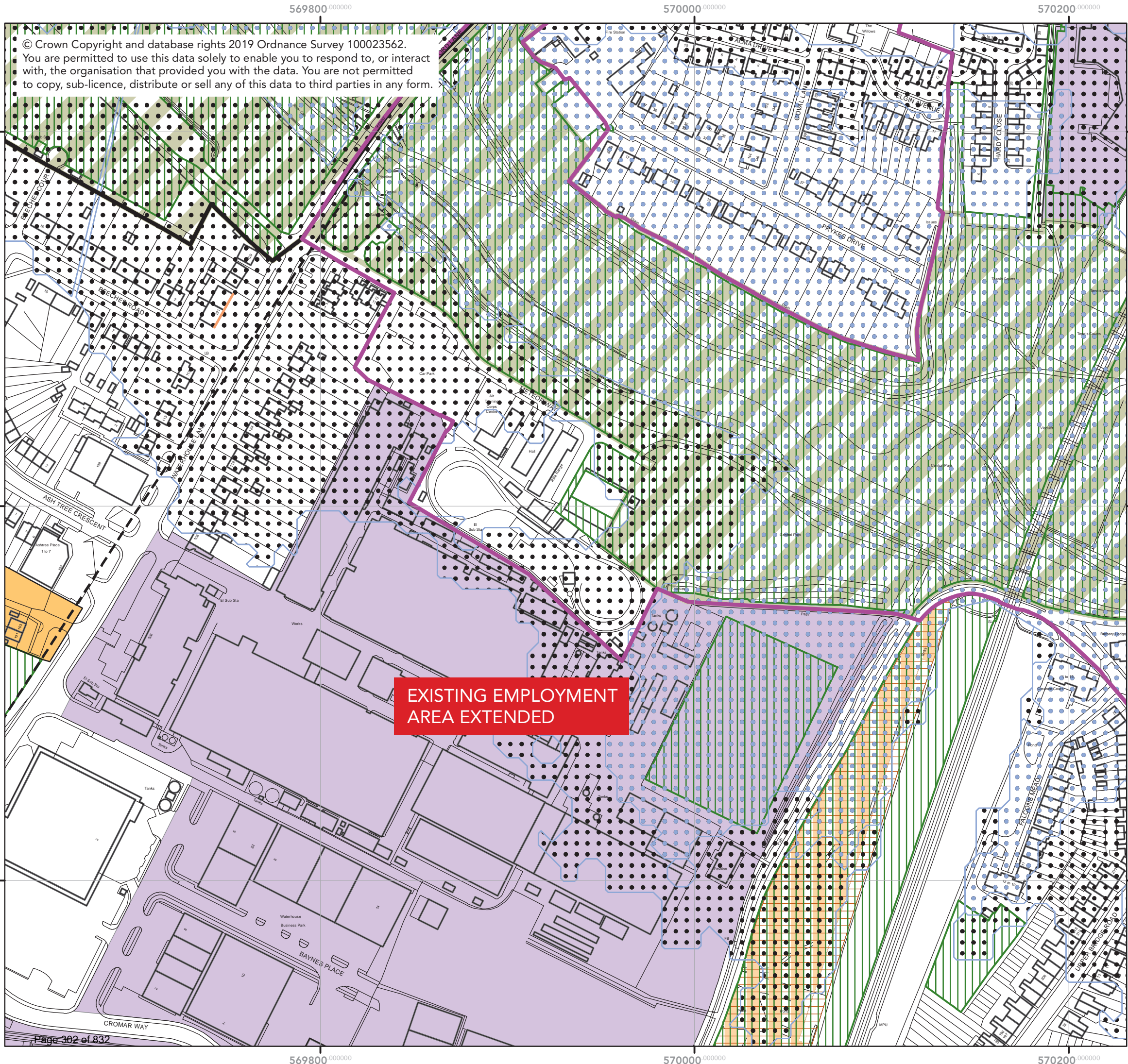
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PM25



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

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0 25 50 Metres



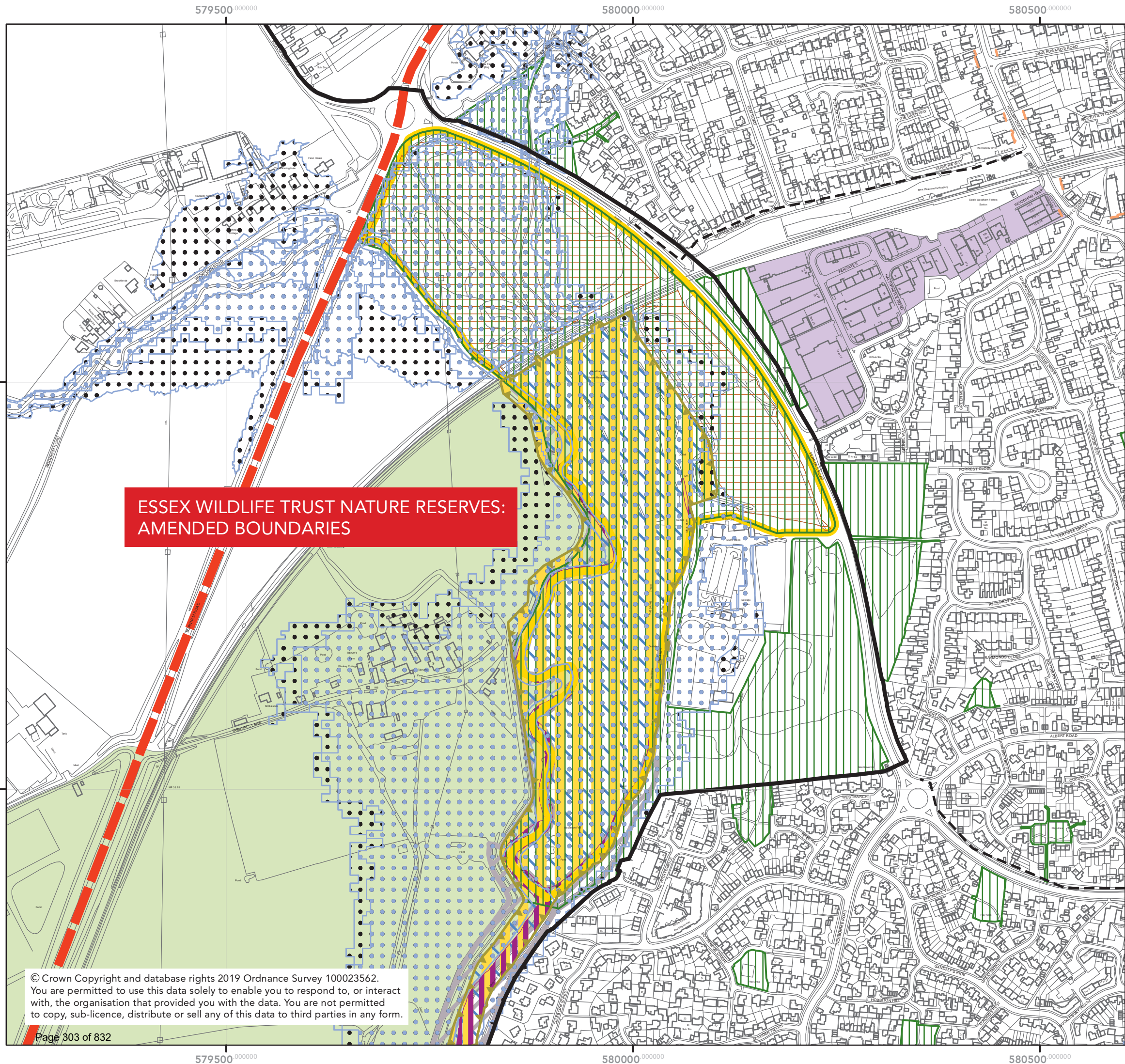
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PM26



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

3 South Woodham Ferrers

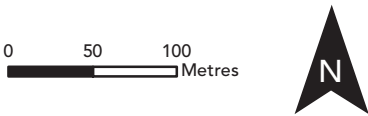
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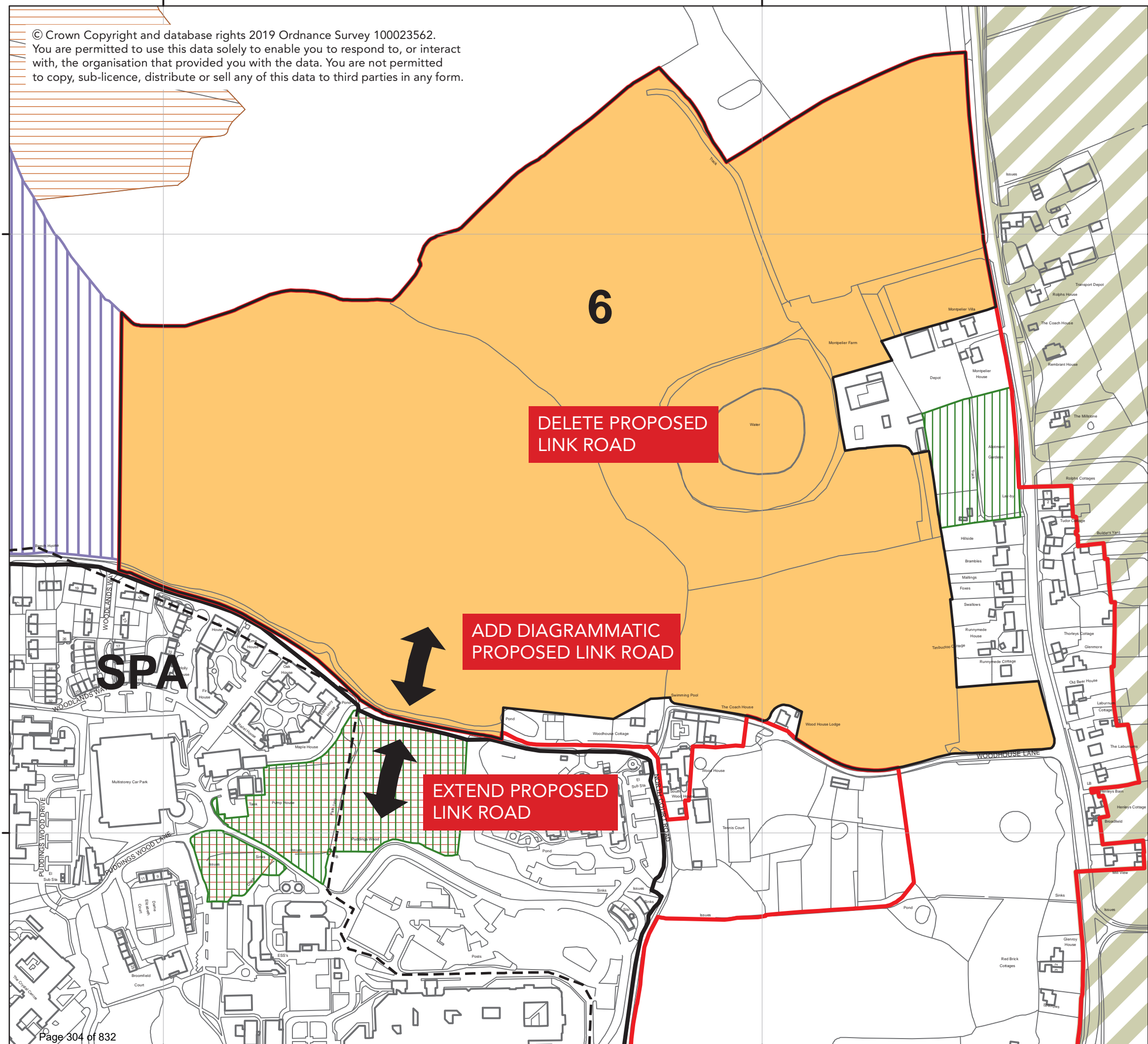
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PM28



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Local Plan

Modifications to  
Policies Map

8 Broomfield

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0 50 100 Metres

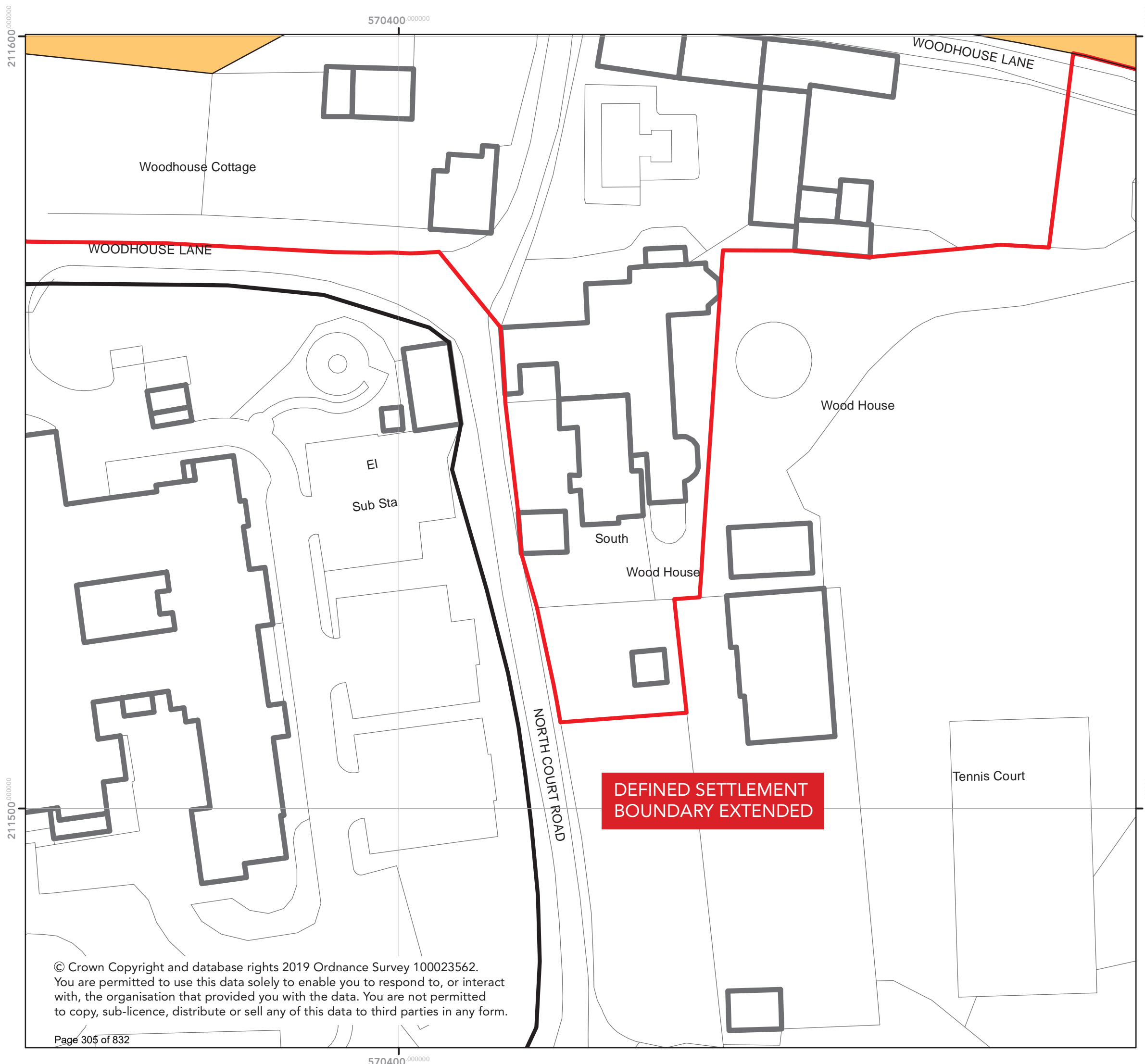


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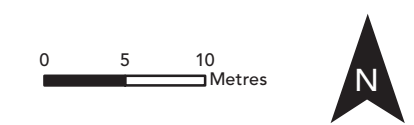
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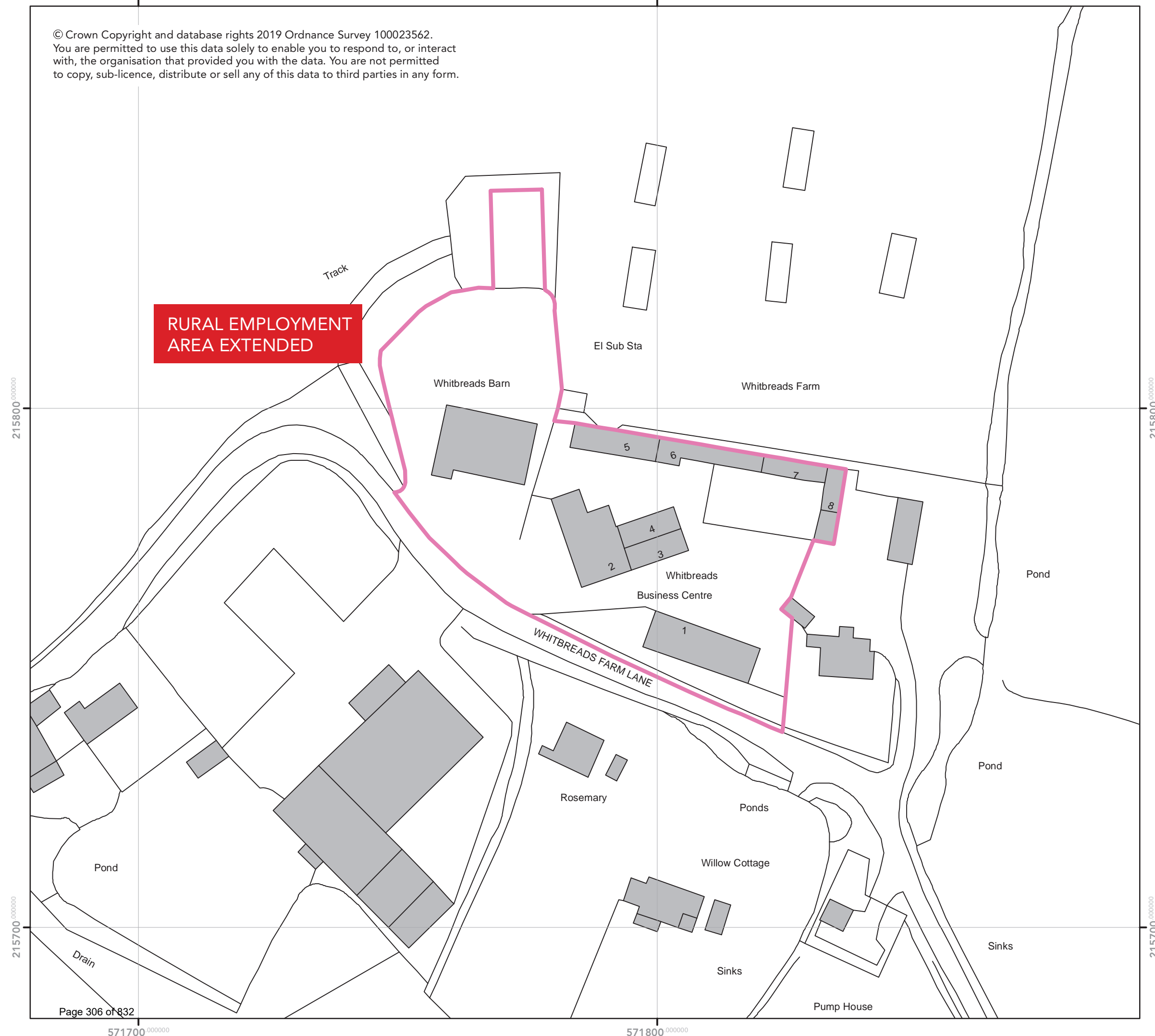
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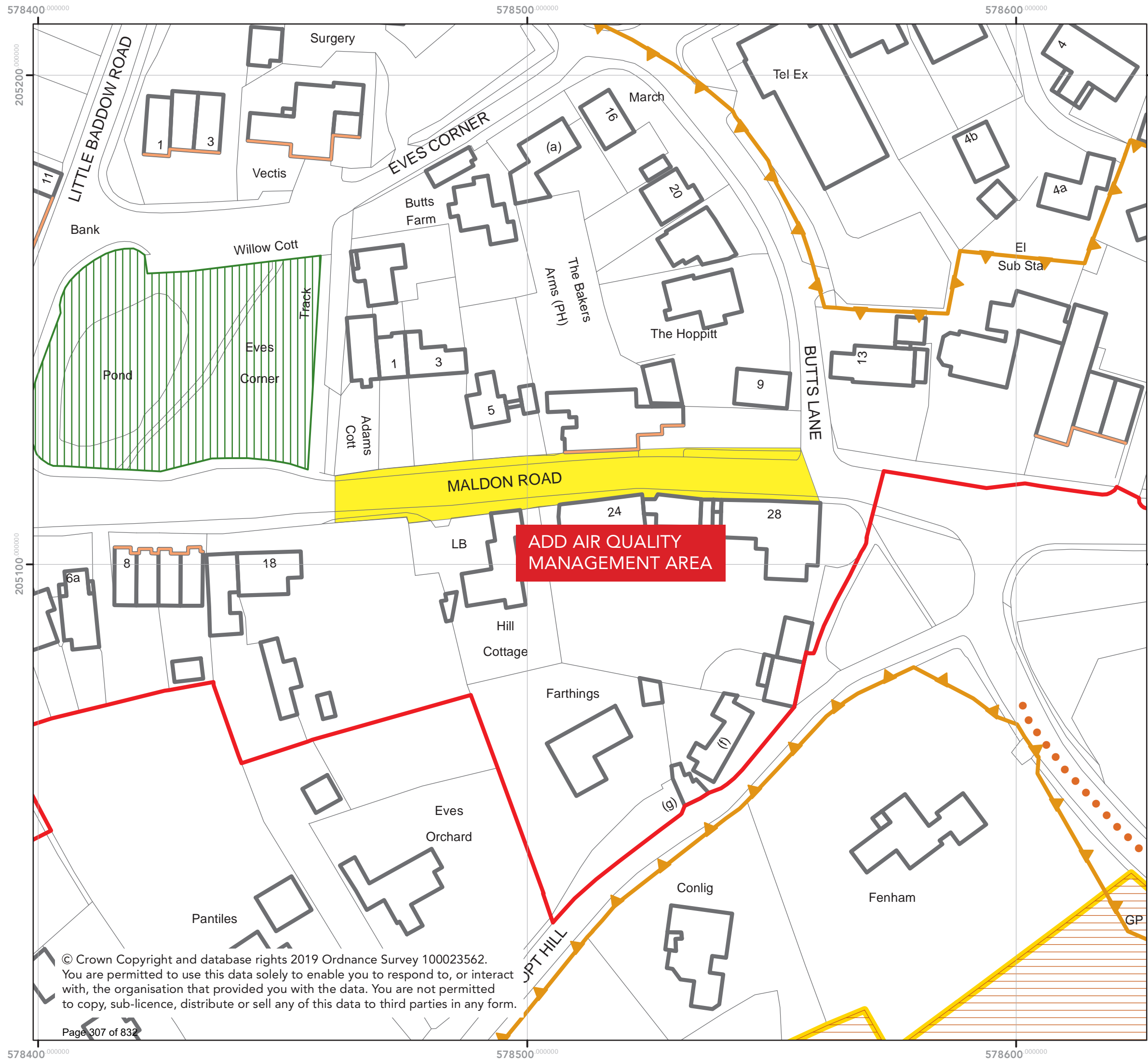
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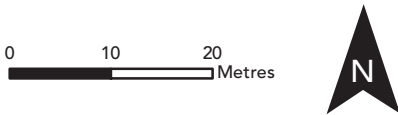
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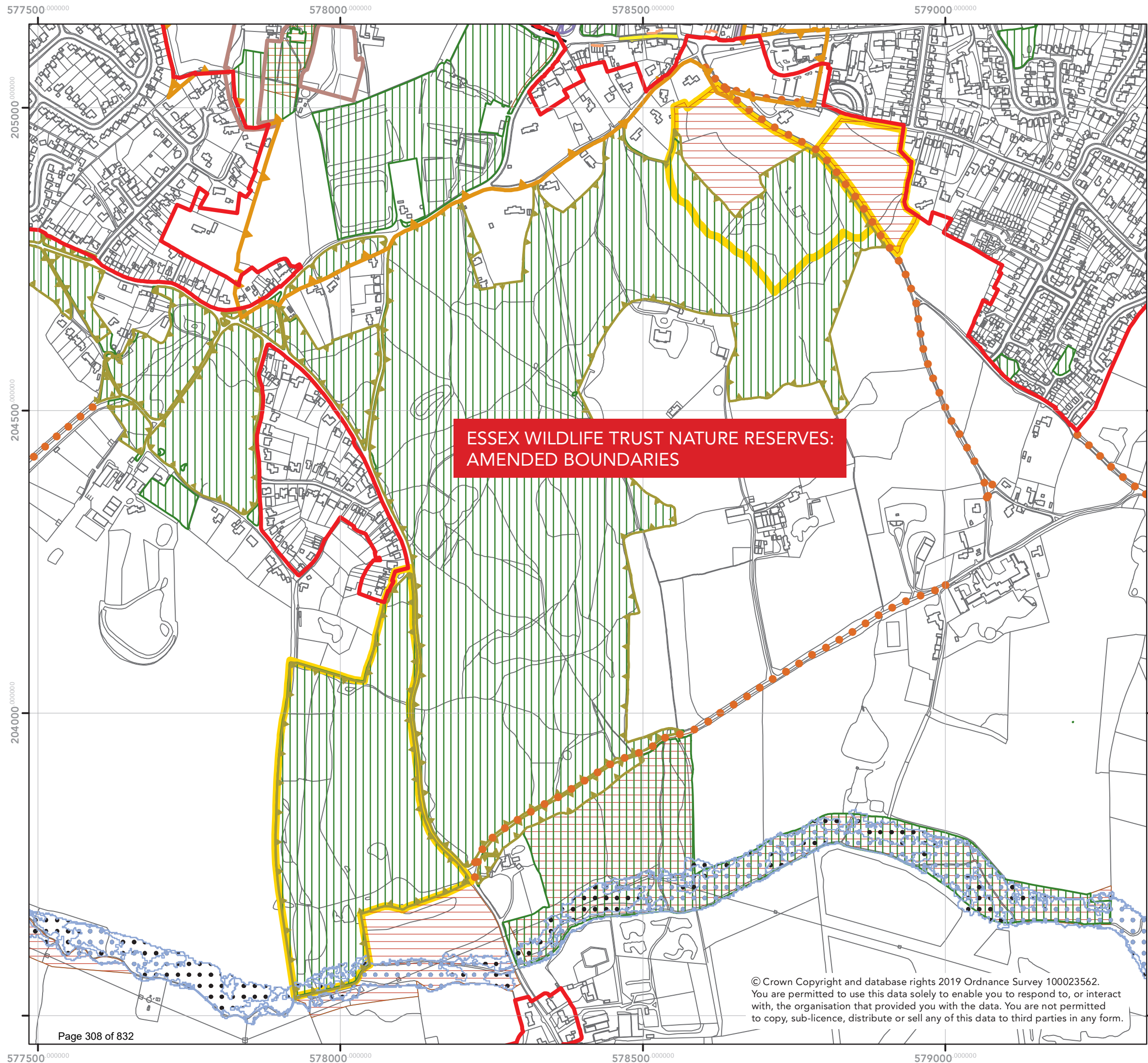
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PM33, PM34



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

Chelmsford South  
6 Bicknacre  
10 Danbury

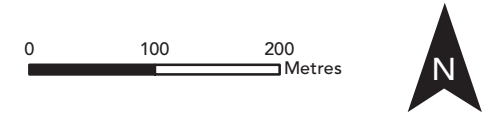
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COULDE DENNIS

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AREA OF OPEN SPACE EXTENDED

Playground

El Sub Sta

7 10 3

16

18

FILLIOLL CLOSE

2

Bedburn

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PM37



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Modifications to  
Policies Map

11 East Hanningfield

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0 5 10 Metres



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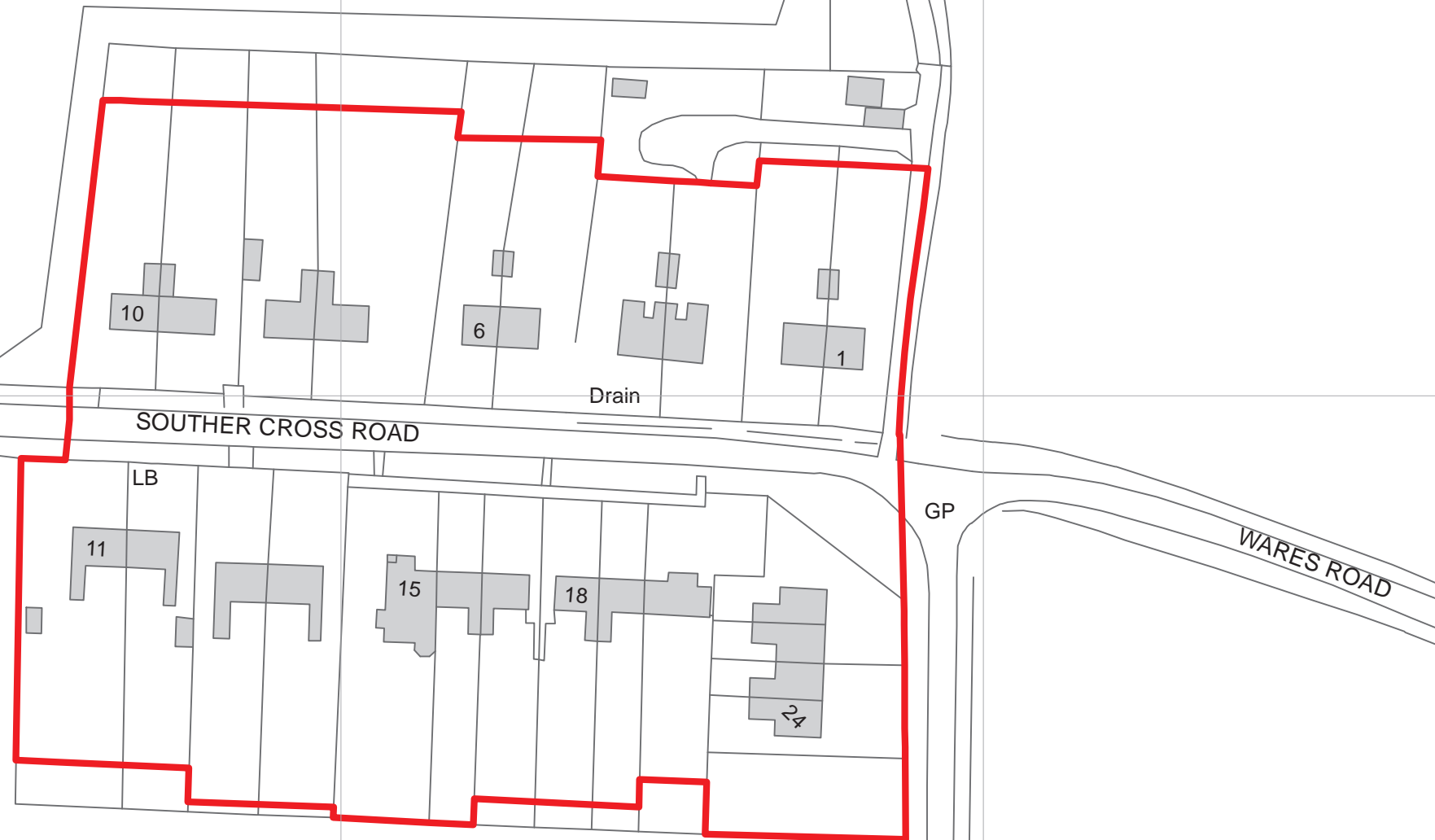
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Souther Cross Cottages

DEFINED SETTLEMENT  
BOUNDARY EXTENDED

PM40



Chelmsford  
Draft  
Local Plan

Modifications to  
Policies Map

15 Good Easter

The Policies Map shows the spatial definition of policies. It includes modifications to the policy areas proposed by the Chelmsford Draft Local Plan Submission Documents.

For the application of relevant policies within the Local Plan, the designation of Rural Area includes all those areas outside of Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or policy areas. The Rural Area has no notation so appears as 'white land' on the Policies Map and its Insets.

#### Important Note

This Policies Map shows areas at a higher risk of flooding. Areas at a higher risk from flooding are defined and updated by the Environment Agency.

For further details please see the flood maps published on the Environment Agency's website at:  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

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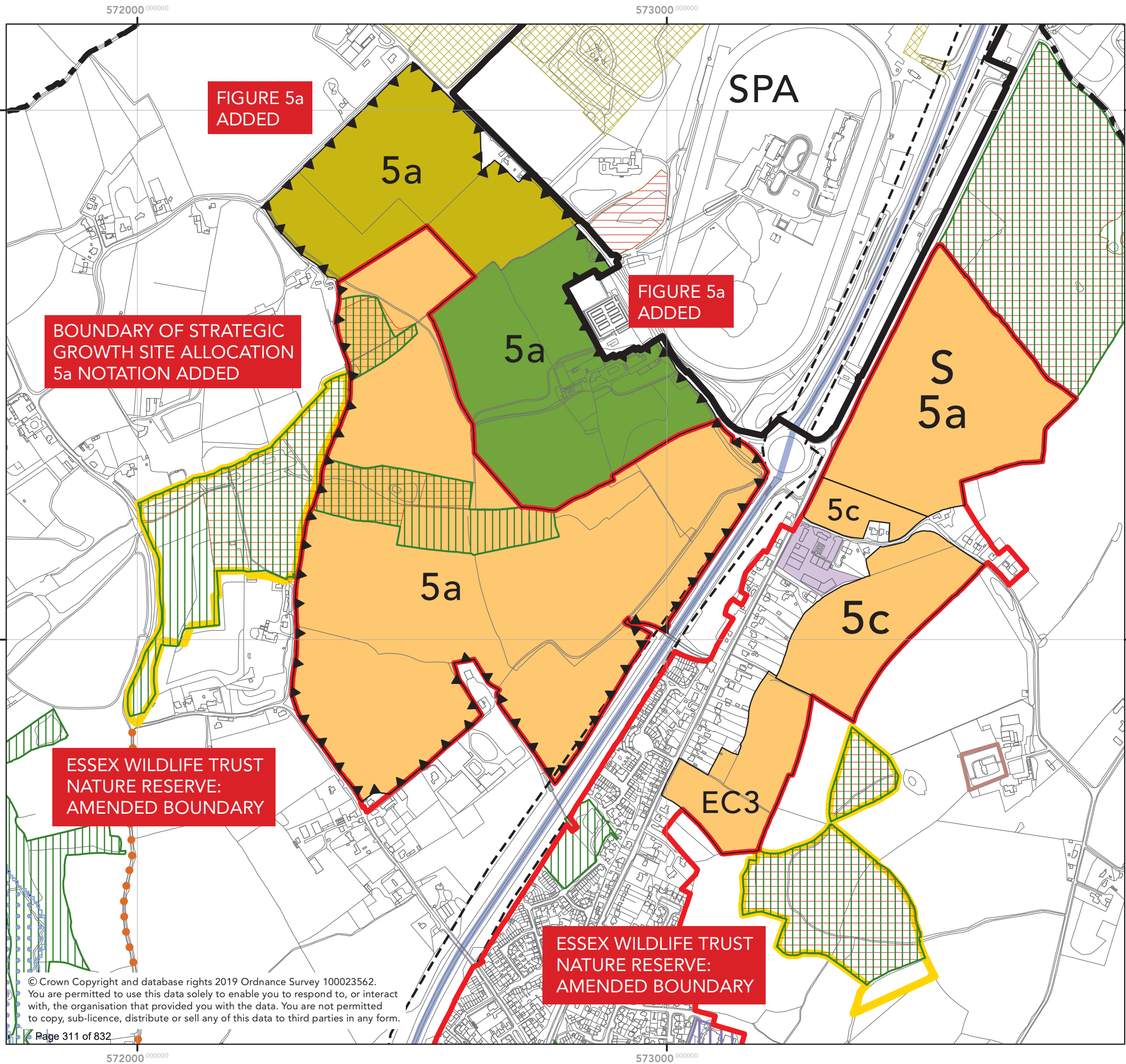


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The Policies Map shows the spatial definition of policies. It includes modifications to the policy areas proposed by the Chelmsford Draft Local Plan Submission Documents.

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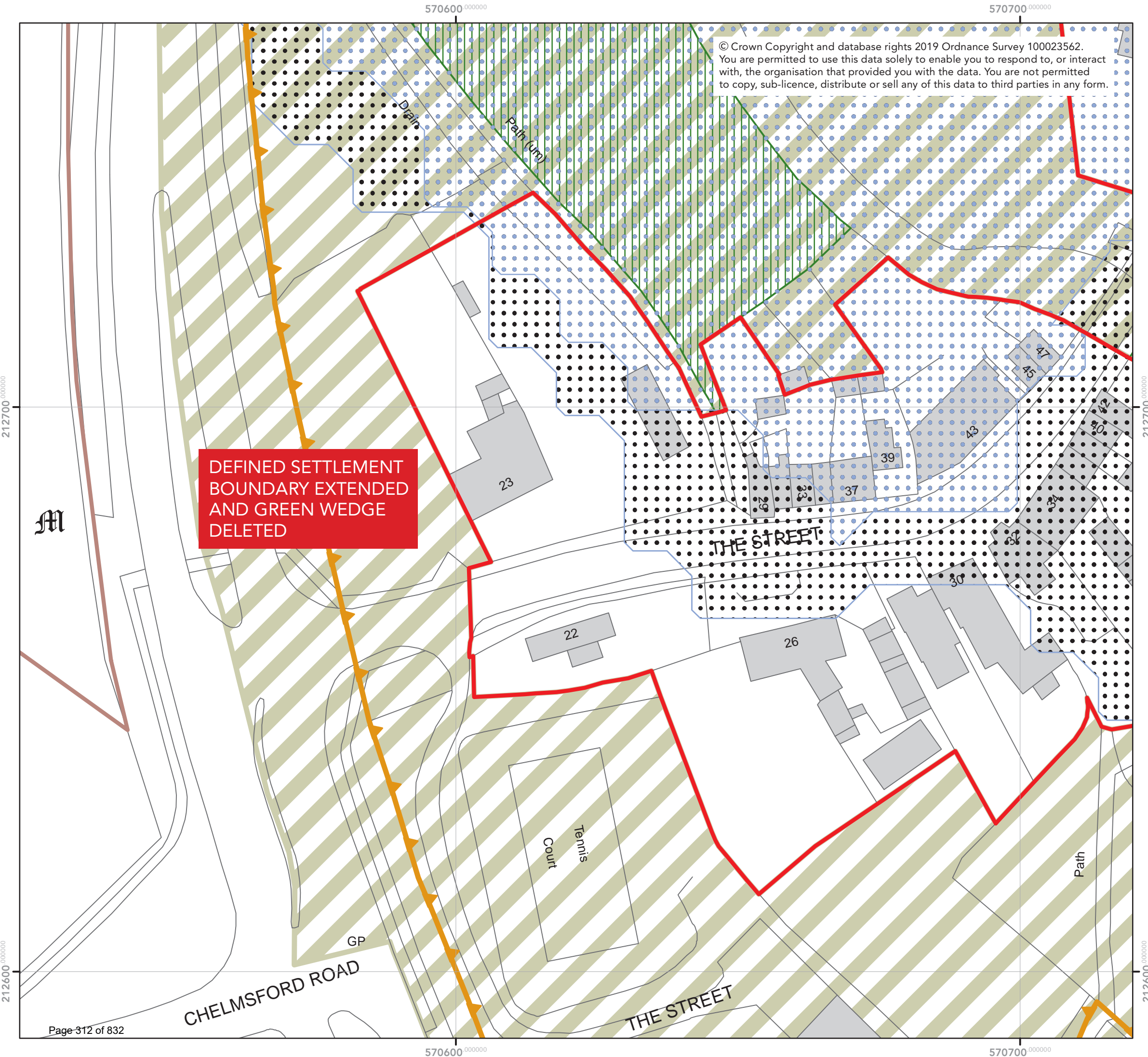
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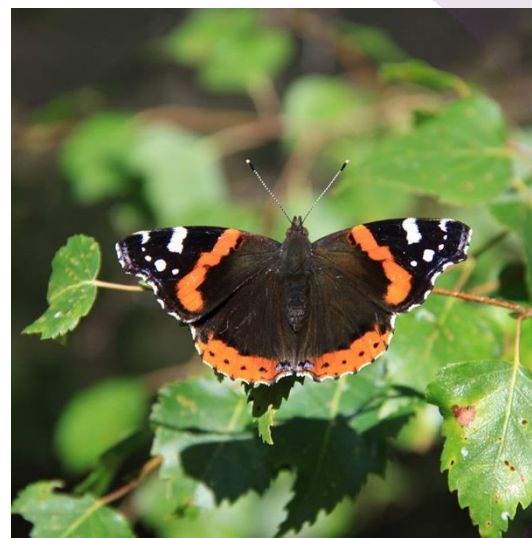






## Chelmsford Pre-Submission Local Plan: Modifications

### Sustainability Appraisal Report: Addendum





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## Report for

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## Document revisions

No.	Details	Date
1	Draft SA Addendum	20.05.19
2	Revised Draft SA Addendum	13.06.19
3	Final SA Addendum	21.06.19

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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. Amec Foster Wheeler Environment and Infrastructure UK Ltd (now Wood) was commissioned by the Council to undertake a Sustainability Appraisal (SA) of the Chelmsford Draft Local Plan: Pre-Submission Document<sup>1</sup> (hereafter referred to as the 'draft Local Plan') in order to assess the environmental, social and economic effects of the plan (and any reasonable alternatives), help to inform its development and identify opportunities to improve the contribution of the Local Plan to sustainable development.
- 1.1.2 The Council published the draft Local Plan for public consultation between 31<sup>st</sup> January and 14<sup>th</sup> March 2018, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>2</sup>. A SA Report<sup>3</sup> presenting the findings of the appraisal of the plan was published for consultation at the same time (hereafter referred to as the '2018 SA Report').
- 1.1.3 Following consideration of the representations received to the consultation on the draft Local Plan alongside updates to evidence base, the Council identified a number of proposed 'Additional Changes' to the draft Local Plan<sup>4</sup>. These Additional Changes were screened and, where appropriate, appraised in an addendum<sup>5</sup> to the 2018 SA Report. This addendum also considered additional reasonable alternative sites and 'clusters' of multiple sites identified during the consultation.
- 1.1.4 The draft Local Plan and proposed Additional Changes, together with the 2018 SA Report and addendum, were submitted to the Secretary of State for Housing, Communities and Local Government on 29<sup>th</sup> June 2018 for independent examination (known as an Examination in Public or EiP) by a Planning Inspector. The EiP hearing sessions subsequently took place in November and December 2018. In light of the hearings, a number of modifications, comprising of 'Main Modifications', 'Additional Modifications' and 'Policies Map Changes', to the draft Local Plan have been proposed. These modifications take into account and supersede the Additional Changes identified by the Council following consultation on the draft Local Plan in January 2018.
- 1.1.5 The Main Modifications proposed by the Council will be the subject of consultation from **1<sup>st</sup> August to 19<sup>th</sup> September 2019**. The Inspector will take into account the responses to the consultation before finally concluding whether or not a change along the lines of the Main Modifications is required to make the Local Plan sound. The Additional Modifications will not be

<sup>1</sup> Chelmsford City Council (2018) *Chelmsford Draft Local Plan (Regulation 19 - Publication Draft) January 2018 Pre-Submission Document*. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/> [Accessed May 2019].

<sup>2</sup> HM Government (2012) *The Town and Country Planning (Local Planning) (England) Regulations 2012*. Available from [http://www.legislation.gov.uk/uksi/2012/767/pdfs/ukxi\\_20120767\\_en.pdf](http://www.legislation.gov.uk/uksi/2012/767/pdfs/ukxi_20120767_en.pdf) [Accessed May 2019].

<sup>3</sup> Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Sustainability Appraisal Report*. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/> [Accessed May 2019].

<sup>4</sup> The Additional Changes schedules are available to view via <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

<sup>5</sup> Wood (2018) *Chelmsford Pre-Submission Local Plan: Additional Changes Sustainability Appraisal Report: Addendum*. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

considered by the Inspector as they do not relate to the soundness of the plan. Whilst the Additional Modifications are being published for information purposes, they do not form part of the Main Modifications consultation.

- 1.1.6 This document is an addendum to the 2018 SA Report and has been prepared in order to take account of, and appraise, the proposed modifications to the draft Local Plan. The addendum assesses the likely significant effects of the proposed modifications in order to update the 2018 SA Report (as appropriate) and ensure that all the likely significant effects of the draft Local Plan (as proposed to be modified) have been identified, described and evaluated. The report supersedes the earlier 2018 SA Report addendum.

## 1.2 The Chelmsford Local Plan

### The Draft Local Plan

- 1.2.1 The Chelmsford Local Plan will be a new single planning policy document. It will set out how much new development will be delivered in the City Area in the period up to 2036 and where this growth will be located. It will also contain planning policies and site allocations.
- 1.2.2 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 19<sup>th</sup> November 2015 and 21<sup>st</sup> 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 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 30<sup>th</sup> March and 11<sup>th</sup> 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.
- 1.2.3 The Preferred Options Consultation Document was subsequently revised to reflect representations received during consultation, new evidence and the recommendations of its accompanying SA and in January 2018, the Pre-Submission Local Plan (draft Local Plan) was published for consultation. The draft 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 where 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.
- 1.2.4 Having considered the representations received to the consultation, alongside updates to the Local Plan evidence base, the Council identified a number of proposed 'Additional Changes' to the draft Local Plan. The draft Local Plan and Additional Changes were subsequently submitted for independent examination on 29<sup>th</sup> June 2018 with hearing sessions taking place in November and December 2018.

- 1.2.5 The Inspector's Post Hearing Advice<sup>6</sup> was published on 8<sup>th</sup> February 2019 stating that, at this stage, the Local Plan *"is a plan which could be found sound subject to main modifications"*. The Post Hearing Advice contained a number of actions for the Council in respect of the following elements of the draft Local Plan: Gypsy, Travellers and Travelling Showpeople sites; Green Belt; and Green Wedge, Green Corridors and Valued Landscapes. The Council issued its response<sup>7</sup> to the Inspector's Post Hearing Advice on 21<sup>st</sup> February 2019 which confirmed its intention to prepare, and consult on, modifications to the draft Local Plan in light of the previously identified Additional Changes, modifications considered during the hearing sessions and the Inspector's Post Hearing Advice.

## Proposed Modifications

- 1.2.6 Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011), modifications are either classified as "main" or "additional" modifications:
- "Main Modifications" are required to resolve issues in order to make the Local Plan sound or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the plan to be adopted. Main Modifications are therefore changes that have an impact on the implementation of a policy.
  - "Additional Modifications" are of a more minor nature and do not materially affect the policies set out in the draft Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.
- 1.2.7 The Council has also identified a number of proposed changes to the Local Plan Policies Map. These changes are in response to, and ensure alignment with, the Main Modifications and Additional Modifications.
- 1.2.8 The proposed Main Modifications, Additional Modifications and Policies Map Changes are set out in **Appendix B** of this report.

## 1.3 Sustainability Appraisal

### The Requirement for Sustainability Appraisal

- 1.1.1 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 transposing regulations the Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633) (the SEA Regulations).
- 1.1.2 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*

<sup>6</sup> Letter from Yvonne Wright, Planning Inspector dated 08.02.19. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

<sup>7</sup> Letter from David Green, Director of Sustainable Communities dated 21.02.19. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].



*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."*

- 1.1.3 At paragraph 16 the National Planning Policy Framework (NPPF) (2019)<sup>8</sup> sets out that local plans must be prepared with the objective of contributing to the achievement of sustainable development. In this context, paragraph 32 reiterates the requirement for SA/SEA as it relates to local plan preparation:

*"Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)."*

- 1.1.4 The National Planning Practice Guidance (2014)<sup>9</sup> 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 will help to ensure that a local plan is "justified", a key test of soundness that concerns the extent to which the plan is an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence.

## The SA Process To-date

- 1.3.1 SA has been an integral part of the preparation of the draft Local Plan with each stage of the plan's development having been accompanied by a SA, as follows:

- Issued and Options Consultation Document<sup>10</sup>;
- Preferred Options Consultation Document<sup>11</sup> ;
- Pre-Submission Local Plan<sup>3</sup>; and
- Additional Changes<sup>5</sup>.

- 1.3.2 The SA of the Pre-Submission Local Plan (draft Local Plan) was undertaken in January 2018. The SA Report was prepared to meet the reporting requirements of the SEA Directive and assessed the following key components of the document:

- Local Plan Vision and Spatial Principles;
- the quantum of growth to be provided over the plan period (development requirements) and the distribution of that growth (the Spatial Strategy);
- site allocations to deliver the development requirements across the three Growth Areas identified in the draft Local Plan (including reasonable alternatives); and

<sup>8</sup> Ministry of Housing, Communities and Local Government (2019) *National Planning Policy Framework*. Available from [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf) [Accessed May 2019].

<sup>9</sup> Ministry of Housing, Communities and Local Government (2019) *Planning Practice Guidance*. Available from <https://www.gov.uk/government/collections/planning-practice-guidance> [Accessed May 2019].

<sup>10</sup> Amec Foster Wheeler (2015) *Chelmsford Local Plan Issues and Options Consultation Document: Sustainability Appraisal Report*.

<sup>11</sup> Amec Foster Wheeler (2017) *Chelmsford Draft Local Plan: Preferred Options Consultation Document Sustainability Appraisal Report*.

- Local Plan policies including development requirements for proposed site allocations contained in Chapter 7 of the draft Local Plan.<sup>12</sup>

- 1.3.3 A schedule of responses received to the 2018 SA Report is contained at **Appendix A** to this report.
- 1.3.4 As set out in **Section 1.1**, the 'Additional Changes' to the draft Local Plan identified by the Council following the January 2018 consultation were screened and appraised as necessary in an addendum to the 2018 SA Report. This addendum also considered additional reasonable alternative sites and 'clusters' of multiple sites identified during the consultation. It should be noted that the Additional Changes considered in this earlier addendum to the 2018 SA Report have since been superseded by the proposed modifications.
- 1.3.5 To ensure that the Local Plan takes into account sustainability considerations, and to meet the Council's responsibilities under the SEA Directive, this report has been prepared to screen and, where necessary, appraise, the Council's proposed Main Modifications to the draft Local Plan in order to update the 2018 SA Report. This is consistent with the Inspector's Post Hearing Advice (paragraphs 14 to 15) which states that the SA should consider whether the removal of Green Corridors from the Local Plan "*would make any difference to the SA findings*" and that the Council "*should also satisfy themselves that they have met the requirements for SA in relation to the other potential MMs [Main Modifications], as appropriate*". For completeness and on a precautionary basis, the Council's proposed Additional Modifications to the draft Local Plan and Policies Map Changes are also considered in this report.

## 1.4 This Report

- 1.4.1 This SA Report is structured as follows:
- Section 1: Introduction** – Includes a summary of the Local Plan, an overview of the SA process to-date and outlines the purpose of this report and its contents;
  - Section 2: SA Approach** - Describes the approach to identifying those Main Modifications, Additional Modifications and Policies Map Changes that are significant for the purposes of the SA and sets out the methodology for their appraisal;
  - Section 3: Appraisal of Modifications** - Identifies the modifications that are significant and summarises the findings of their appraisal, including the implications for, and subsequent amendments to, the 2018 SA Report (**Appendix B** presents the results of the screening exercise whilst updated appraisal matrices are contained at **Appendices D to G**);
  - Section 4: Conclusions, Monitoring and Next Steps:** Presents the conclusions of the SA of the modifications and a revised monitoring framework and details the next steps for the SA of the Local Plan.
- 1.4.2 This report should be read in conjunction with the January 2018 SA Report<sup>13</sup> and the January 2018 Habitats Regulations Assessment (HRA) Screening<sup>14</sup>. The HRA Screening has also been updated,

<sup>12</sup> Following publication of the SA Report in January 2018, the SA evidence base and in particular the SA Reports were reviewed and this identified that the detailed site SA spreadsheet contained in Appendix G of the Pre-Submission Local Plan SA Report did not include all the details that were undertaken as part of the detailed SA process. This was as a result of an administrative error in final document formatting before publication. The omitted information was subsequently made available on the Council's website:

<https://www.chelmsford.gov.uk/resources/assets/attachment/full/0/1822499.pdf>.

<sup>13</sup> Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Sustainability Appraisal Report*. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/developing-the-new-local-plan/>

<sup>14</sup> Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Habitats Regulations Assessment Screening Report*. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/developing-the-new-local-plan/>

following consideration of the Council's proposed modifications to the draft Local Plan. Where relevant, the findings of the HRA have been used to inform this SA, particularly in terms of the comments against the SA objective for biodiversity.

## 2. SA Approach

### 2.1 Introduction

- 2.1.1 This section outlines the methodology used to appraise the Main Modifications, Additional Modifications and Policies Map Changes (hereafter referred to as the 'modifications') to the draft Local Plan. **Section 2.2** details how the modifications have been 'screened' to determine whether they are considered significant for the purposes of the SA. **Section 2.3** then sets out the SA Framework that has been used to appraise those modifications that are considered to be significant whilst the methodology for their appraisal is summarised in **Section 2.4**. **Section 2.5** documents the difficulties encountered during the appraisal process including key uncertainties and assumptions.
- 2.1.2 The SA objectives that comprise the SA Framework and methodology for appraisal are consistent with the approach adopted for the appraisal of the draft Local Plan.

### 2.2 Determining the Significance for the SA of the Modifications

- 2.2.1 This section sets out the approach to determining the significance of the proposed modifications to the draft Local Plan. National Planning Practice Guidance states (Paragraph: 023 Reference ID: 11-023-20140306: Revision date: 06 03 2014):
- "It is up to the local planning authority to decide whether the sustainability appraisal report should be amended following proposed changes to an emerging plan. A local planning authority can ask the Inspector to recommend changes to the submission Local Plan to make it sound or they can propose their own changes.*
- If the local planning authority assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly."*
- 2.2.2 There is no detailed guidance on how to determine significance in this context. The following paragraphs set out the key principles underpinning the screening of changes in the context of the proposed modifications to the draft Local Plan.

#### Key Principles

- 2.2.3 A number of modifications are proposed to make the wording and/or intent of policies clearer and/or to ensure consistency with national planning policy and other Local Plan policies. This can be through either clarification to policy wording or the provision of additional information that expands upon the existing text. These modifications are **not considered to be significant** for the purposes of the SA unless they introduce a new criterion that has not been previously appraised. Where modifications involve the deletion of text from a policy, the revised wording has been considered to see if it has any implications for the SA, both in terms of the conclusions of the 2018 SA Report or the commentary accompanying relevant parts of the assessment, with **significance determined on a case-by-case basis**.
- 2.2.4 Where modifications to a policy introduce an additional criterion, a judgement is made as to whether or not the amendment would affect the findings of the 2018 SA Report and/or should be acknowledged in the assessment. In such instances, **significance has been determined on a case-by-case basis**.

- 2.2.5 Modifications that involve the introduction of a new/replacement policy (including the combining of existing policies) **are considered to be significant** for the purposes of the SA. Conversely, where modifications involve the removal of policies from the draft Local Plan, **the implications for the findings of the SA have been considered in Section 3 of this report.**
- 2.2.6 Changes to the quantum of development (development requirements) to be provided over the plan period or the Spatial Strategy **are considered to be significant** for the purposes of the SA.
- 2.2.7 As detailed in **Section 1.3**, the Inspector's Post Hearing Advice (paragraph 14) states that the SA of the draft Local Plan should consider whether the removal of Green Corridors from the Local Plan *"would make any difference to the SA findings"*. In this context, modifications to remove Green Corridors **are considered to be significant** for the purposes of the SA.
- 2.2.8 There are no instances of new sites being introduced through the Council's proposed modifications. There are instances, however, of preferred site boundaries and/or capacities (in terms of the number of dwellings to be delivered) being amended and these modifications **have been considered on a case-by-case basis**. Where modifications involve the deletion of preferred sites, such changes are **not considered to be significant** (so the deletion of the site has not been assessed) where these sites are now not considered to be deliverable and/or developable, although the implications of the removal for the findings of the 2018 SA Report are considered in **Section 3.4**.
- 2.2.9 The modifications to reasoned justification text clarify how policies will be implemented and/or provide justification for them; such modifications are **not considered to be significant**. Modifications to address typographical or presentational issues (including the renumbering/renaming of policies and sites) are also **not considered to be significant**.
- 2.2.10 Where modifications are proposed to the Monitoring Framework for the Local Plan, these have been considered in the SA Monitoring Framework presented in **Section 4.2** of this report.
- 2.2.11 Based on the principles outlined above, each modification has been screened in order to determine the significance of the proposed change. **Appendix B** presents this analysis. The final column of the table contained in this appendix indicates, for each modification, whether or not it would require an amendment to the SA and why.

## 2.3 The Appraisal Framework

- 2.3.1 Consistent with the approach to the SA of the draft Local Plan, a SA Framework has been used to support the appraisal of those modifications that are significant. The SA Framework comprises SA objectives and guide questions derived from the baseline information gathered for the Local Plan and the review of policies, plans and programmes, along with comments from consultees, during earlier iterations of the Local Plan and SA process. 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 draft Local Plan has been appraised. By assessing each significant modification against the same SA objectives, it is more apparent where the Local Plan will contribute to environmental sustainability, where it might have a negative effect, and where a positive effect could be improved.
- 2.3.2 **Table 2.1** presents the SA Framework including SA objectives and associated guide questions. The SEA Directive topic(s) to which each of the SA objectives relates is included in the third column.

Table 2.1 SA Framework

SA Objective	Guide Questions	SEA Directive Topic(s)
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<ul style="list-style-type: none"> <li>Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)?</li> <li>Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest?</li> <li>Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland?</li> <li>Will it avoid damage to, and protect, geologically important sites?</li> <li>Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats?</li> <li>Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</li> <li>Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich?</li> <li>Will it provide opportunities for people to access the natural environment including green and blue infrastructure?</li> </ul>	Biodiversity, Fauna and Flora Human Health
<b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.	<ul style="list-style-type: none"> <li>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?</li> <li>Will it reduce the level of homelessness?</li> <li>Will it help to ensure the provision of good quality, well designed homes?</li> <li>Will it deliver pitches required for Gypsies, Travellers and Travelling Showpeople?</li> </ul>	Population
<b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	<ul style="list-style-type: none"> <li>Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment?</li> <li>Will it maintain and enhance economic competitiveness?</li> <li>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?</li> <li>Will it support the growth of new sectors including those linked to Anglia Ruskin University?</li> <li>Will it help to diversify the local economy?</li> <li>Will it provide good quality, well paid employment opportunities that meet the needs of local people?</li> <li>Will it improve the physical accessibility of jobs?</li> <li>Will it support rural diversification and economic development?</li> <li>Will it promote a low carbon economy?</li> <li>Will it reduce out-commuting?</li> <li>Will it improve access to training to raise employment potential?</li> <li>Will it promote investment in educational establishments?</li> </ul>	Population
<b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> <li>Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness?</li> <li>Will it encourage more people to live in urban areas?</li> <li>Will it enhance the public realm?</li> <li>Will it enhance the viability and vitality of South Woodham Ferrers town centre, and principal and local neighbourhood centres?</li> </ul>	Population Human Health



SA Objective	Guide Questions	SEA Directive Topic(s)
	<ul style="list-style-type: none"> <li>Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?</li> <li>Will it support rural areas by providing jobs, facilities and housing to meet needs?</li> <li>Will it maintain and enhance community facilities and services?</li> <li>Will it increase access to schools and colleges?</li> <li>Will it enhance accessibility to key community facilities and services?</li> <li>Will it align investment in services, facilities and infrastructure with growth?</li> <li>Will it contribute to regeneration initiatives?</li> <li>Will it foster social cohesion?</li> </ul>	
<b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.	<ul style="list-style-type: none"> <li>Will it avoid locating development where environmental circumstances could negatively impact on people's health?</li> <li>Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities?</li> <li>Will it maintain and enhance Public Rights of Way and Bridleways?</li> <li>Will it promote healthier lifestyles?</li> <li>Will it meet the needs of an ageing population?</li> <li>Will it support those with disabilities?</li> <li>Will it support the needs of young people?</li> <li>Will it maintain and enhance healthcare facilities and services?</li> <li>Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs?</li> <li>Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments?</li> <li>Will it improve access to healthcare facilities and services?</li> <li>Will it promote community safety?</li> <li>Will it reduce actual levels of crime and anti-social behaviour?</li> <li>Will it reduce the fear of crime?</li> <li>Will it promote design that discourages crime?</li> </ul>	Population Human Health
<b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> <li>Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities?</li> <li>Will it reduce out-commuting?</li> <li>Will it encourage a shift to more sustainable modes of transport?</li> <li>Will it encourage walking, cycling and the use of public transport?</li> <li>Will it help to reduce traffic congestion and improve road safety?</li> <li>Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area?</li> <li>Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure?</li> <li>Will it support the expansion of, or provision of additional, park and ride facilities?</li> <li>Will it enhance Chelmsford's role as a key transport node?</li> <li>Will it reduce the level of freight movement by road?</li> </ul>	Population Human Health Air Climatic Factors
<b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> <li>Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land?</li> <li>Will it avoid the loss of agricultural land including best and most versatile land?</li> <li>Will it reduce the amount of derelict, degraded and underused land?</li> </ul>	Material Assets Soil

SA Objective	Guide Questions	SEA Directive Topic(s)
	<ul style="list-style-type: none"> <li>Will it encourage the reuse of existing buildings and infrastructure?</li> <li>Will it prevent land contamination and facilitate remediation of contaminated sites?</li> </ul>	
<b>8. Water:</b> To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> <li>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?</li> <li>Will it improve ground and surface water quality?</li> <li>Will it reduce water consumption and encourage water efficiency?</li> <li>Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?</li> </ul>	Water
<b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	<ul style="list-style-type: none"> <li>Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</li> <li>Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems?</li> <li>Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test?</li> <li>Will it ensure that new development does not give rise to flood risk elsewhere?</li> <li>Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding?</li> <li>Will it encourage the use of multifunctional areas and landscape design for drainage?</li> <li>Will it help to discourage inappropriate development in areas at risk from coastal erosion?</li> <li>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?</li> </ul>	Climatic Factors Water
<b>10. Air:</b> To improve air quality.	<ul style="list-style-type: none"> <li>Will it maintain and improve air quality?</li> <li>Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas?</li> <li>Will it avoid locating development in areas of existing poor air quality?</li> <li>Will it minimise emissions to air from new development?</li> </ul>	Air Human Health Biodiversity, Fauna and Flora
<b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> <li>Will it minimise energy use and reduce or mitigate greenhouse gas emissions?</li> <li>Will it plan or implement adaptation measures for the likely effects of climate change?</li> <li>Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources?</li> <li>Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?</li> </ul>	Climatic Factors
<b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> <li>Will it minimise the demand for raw materials?</li> <li>Will it promote the use of local resources?</li> <li>Will it reduce minerals extracted and imported?</li> <li>Will it increase efficiency in the use of raw materials and promote recycling?</li> <li>Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan?</li> <li>Will it reduce waste arisings?</li> </ul>	Material Assets

SA Objective	Guide Questions	SEA Directive Topic(s)
	<ul style="list-style-type: none"> <li>Will it increase the reuse and recycling of waste?</li> <li>Will it support investment in waste management facilities to meet local needs?</li> <li>Will it support the objectives and proposals of the Essex Minerals Local Plan?</li> </ul>	
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets?</li> <li>Will it tackle heritage assets identified as being 'at risk'?</li> <li>Will it promote sustainable repair and reuse of heritage assets?</li> <li>Will it protect or enhance the significance of designated heritage assets?</li> <li>Will it protect or enhance the significance of non-designated heritage assets?</li> <li>Will it promote local cultural distinctiveness?</li> <li>Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?</li> <li>Will it improve and promote access to buildings and landscapes of historic/cultural value?</li> <li>Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?</li> </ul>	Cultural Heritage Landscape
<b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.	<ul style="list-style-type: none"> <li>Will it conserve and enhance landscape character and townscapes?</li> <li>Will it promote high quality design in context with its urban and rural landscape?</li> <li>Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures?</li> <li>Will it help to conserve and enhance the character of the undeveloped coastline?</li> <li>Will it avoid inappropriate erosion to the Green Wedge?</li> </ul>	Landscape Cultural Heritage

## 2.4 Appraisal Methodology

- 2.4.1 The following components of the draft Local Plan, assessed as part of the 2018 SA Report, have been re-appraised as appropriate in order to take into account those proposed modifications judged to be significant:
- the quantum of growth to be provided over the plan period (development requirements) and the distribution of that growth (the Spatial Strategy);
  - site allocations to deliver the development requirements across the three Growth Areas identified in the draft Local Plan; and
  - Local Plan policies including development requirements for proposed site allocations contained in Chapter 7 of the draft Local Plan.
- 2.4.2 The approach to the appraisal of each of the elements listed above is set out in the sections that follow.

### Development Requirements and Spatial Strategy

- 2.4.3 Where, following screening, modifications to the development requirements and Spatial Strategy are considered to be significant, these components of the draft Local Plan (as amended by the

proposed modifications) 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 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.

2.4.4 The format of the matrix that has been used in the appraisal is shown in **Table 2.2**. Consistent with the approach adopted in the 2018 SA Report, a qualitative scoring system has been adopted which is set out in **Table 2.3** 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 C**.

Table 2.2 Appraisal Matrix

SA Objective	Policy CO1	Policy CO2	Etc..	Cumulative Effect	Commentary
<b>1 Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<b>0</b>	<b>-/?</b>	<b>-/?</b>	<b>-/?</b>	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>• Mitigation and enhancement measures are outlined here.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>• Any assumptions made in undertaking the appraisal are listed here.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>• Any uncertainties encountered during the appraisal are listed here.</li> </ul>

Table 2.3 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.	--

Score	Description	Symbol
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.	?

- 2.4.5 The appraisal is presented in **Appendix D** as an update to the assessment matrices contained in Appendix F of the 2018 SA Report (as appropriate). Where the revision to matrices requires the removal of text, this is indicated using ~~striketrough~~; where new text has been added this is underlined. Similarly, where the score has been amended on a matrix, this is also indicated using ~~striketrough~~ for the previous score and underlining for the revised score.

## Site Allocations

- 2.4.6 The 2018 SA Report included an appraisal of 43 preferred site allocations across three Local Plan Growth Areas. Where modifications to these site allocations are deemed significant, the respective sites have been re-appraised against the SA objectives that comprise the SA Framework using the same tailored appraisal criteria and associated thresholds of significance as adopted in the 2018 SA Report. The site appraisal criteria and results of the assessment are presented in **Appendix E**.

## Local Plan Policies

- 2.4.7 In the 2018 SA Report, the proposed Local Plan policies were 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. Those policy modifications identified as being significant for the purposes of the SA following the screening stage have been assessed against the SA objectives. This has been undertaken by re-appraising the relevant policy and updating the matrices contained in Appendix H to the 2018 SA Report (including, where relevant, the cumulative effects of the policy chapter). As per the development requirements and Spatial Strategy, where the revision to matrices requires the removal of text, this is indicated using ~~striketrough~~; where new text has been added this is underlined. Similarly, where the score has been amended on a matrix, this is also indicated using ~~striketrough~~ for the previous score and underlining for the revised score. The amended matrices are contained at **Appendix F**.
- 2.4.8 As the policies contained in Chapter 7 of the draft Local Plan are area/site specific, they were appraised separately in the 2018 SA Report. Those policies that relate to specific site allocations were 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 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) were also appraised. The appraisal of these policies was presented in Appendix I to the 2018 SA Report. Where, following screening, modifications to these policies are considered to be significant for the purposes of the SA, and/or where changes to the respective site allocations have affected the initial site assessment, the appraisal matrices have been updated and are presented in **Appendix G**.

## Assessment of Secondary, Cumulative and Synergistic Effects

- 2.4.9 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.
- 2.4.10 The assessment of the proposed Local Plan policies contained in the 2018 SA Report and updated as part of this addendum has been undertaken by Local Plan chapter in order to determine the cumulative effects of each policy area. In addition, a cumulative effects appraisal was undertaken in order to clearly identify areas where policies work together. This appraisal is contained in Section 5.6 of the 2018 SA Report and is reviewed in **Section 3.6** of this addendum in order to reflect the proposed modifications to the draft Local Plan.

## When the SA was Undertaken and by Whom

- 2.4.11 This SA of the proposed modifications to the draft Local Plan was undertaken by Wood in Spring/Summer 2019.

## 2.5 Difficulties Encountered in Undertaking the Appraisal

- 2.5.1 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 draft Local Plan (as modified) 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.

## 3. Appraisal of the Proposed Modifications

### 3.1 Introduction

- 3.1.1 This section summarises the appraisal of the proposed modifications. **Section 3.2** details the outcome of the screening used to determine the significance of the proposed modifications. **Sections 3.3 to 3.5** then summarise the appraisal of those modifications deemed to be significant for the purposes of the SA, and consider the implications for the appraisal of the draft Local Plan contained in the 2018 SA Report, in respect of the following components of the draft Local Plan:
- Development requirements and the Spatial Strategy (**Section 3.3**);
  - Growth areas and associated proposed site allocations (**Section 3.4**);
  - Local Plan policies (**Section 3.5**).
- 3.1.2 **Section 3.6** considers the implications of the modifications for the appraisal of cumulative effects contained in the 2018 SA Report before **Section 3.7** outlines whether any further mitigation measures are required.

### 3.2 Screening Outcomes

- 3.2.1 A total of 98 Main Modifications, 68 Additional Modifications and 56 Policies Map Changes to the draft Local Plan are proposed by the Council. In accordance with the approach detailed in **Section 2.2**, each modification has been screened in order to determine its significance. **Appendix B** presents this analysis in full.
- 3.2.2 Based on the screening exercise, a total of 35 Main Modifications and six Policies Map Changes have been identified as significant for the purposes of the SA. None of the Additional Modifications proposed by the Council have been identified as being significant which reflects the minor nature of these changes and the fact that they do not affect the soundness of the draft Local Plan.
- 3.2.3 **Sections 3.3 to 3.5** summarise the appraisal of those modifications identified above as being significant for the purposes of the SA.

#### Local Plan Strategic Priorities, Vision and Spatial Principles

- 3.2.4 The draft Local Plan contains nine Strategic Priorities for Chelmsford. The Strategic Priorities were not assessed separately because they were reflected through the Local Plan Vision and Spatial Principles, as well as the policies, of the draft Local Plan.
- 3.2.5 The Vision of the Local Plan and accompanying 11 Spatial Principles were assessed for their compatibility with the SA objectives with the findings presented in Section 5.2 of the 2018 SA Report. The screening presented in **Appendix B** has confirmed that the proposed modifications will not result in significant changes to the Vision or Spatial Principles and therefore the 2018 assessment remains valid. In consequence, this component of the draft Local Plan is not considered further in this addendum.

### 3.3 Development Requirements and the Spatial Strategy

- 3.3.1 The draft 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 (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.
- 3.3.2 Section 5.3 of the 2018 SA Report describes the evolution of the development requirements and Spatial Strategy, including the outcomes of the appraisal of associated preferred options and reasonable alternatives. An outline summary of the reasons for identifying the options dealt with and the reasons for their selection or rejection are provided in **Table 3.1**; this rationale remains unchanged for both the development requirements and Spatial Strategy options.

Table 3.1 Development Requirements and Spatial Strategy Options

Option	Reason for including the option	Reason for selecting/rejecting the option
<b>Spatial Strategy Options</b>		
<b>Option 1: Urban Focus</b>	Included as this is a suitable spatial option when the Spatial Principles are applied and combined with the amount of development needed.	Rejected as 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).
<b>Option 2: Urban Focus and Growth on Key Transport Corridors</b>	Identified as this option sought to utilise the accessibility of places along key transport corridors and their potential to be able to accommodate growth including the opportunity provided by new transport infrastructure planned for the A130 / A131 corridor.	Rejected as it promoted a higher amount of growth on brownfield sites that were 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.
<b>Option 3: Urban Focus and Growth in Key Villages</b>	Identified as this option sought to distribute growth throughout the Chelmsford area to those villages lower down the settlement hierarchy in order to support local businesses and provide new facilities and amenities for local communities.	Rejected as it promoted growth in Service and Small settlements (e.g. Ford End, Rettendon Common and Woodham Ferrers) contrary to the Settlement Hierarchy. It would further have resulted in a substantially larger amount of growth in West Chelmsford which attracted significant public opposition.
<b>Urban Focus at Hammonds Farm and Key Service Settlements</b>	Identified following consultation on the Issues and Options Consultation Document and SA Report. The Hammonds Farm site is available and being actively promoted.	Rejected as although the Hammonds Farm site is available, it is considered to perform less well compared with Location 4 when assessed against the SA objectives, the preferred Spatial Strategy and the Local Plan evidence base.
<b>Preferred Spatial Strategy</b>	Identified following consultation on the Issues and Options Consultation Document with further revisions following consultation on the Preferred Options Consultation Document. The focus on Key Service Settlements is in accordance with the settlement hierarchy for Chelmsford.	Selected as it will focus growth in the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area. 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

Option	Reason for including the option	Reason for selecting/rejecting the option
		addition, small allocations in the Key Service Settlement of Bicknacre and Danbury will help to support the villages' services and facilities.
<b>Housing Requirement Option</b>		
<b>Option 1: National Household Projections</b>	Included as it tests the demographic starting point based on the latest household projections for calculating how many new homes will be required.	Rejected as this option 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.
<b>Option 2: Objectively Assessed Need</b>	This represents the Council's Objectively Assessed Housing need, which has been calculated taking into account various adjustment factors including in particular anticipated employment growth.	Rejected as this option would potentially conflict with the Government's proposals within the Proposed National Approach to Calculate Local Housing Need 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.
<b>Option 3: Objectively Assessed Need and a 20% buffer</b>	Included as this option tests whether the Local Plan will plan positively for the housing required and because the housing requirement might increase when the final assessment of the need for affordable housing is determined.	Selected as this option offers the greatest flexibility in meeting housing demand in accordance with the Housing White Paper.
<b>Employment Requirement Option</b>		
<b>Option 1: 2012 Sub-National Population Projections (EPOA Phase 7) and EEFM 2014 Baseline Projections</b>	Included as it utilises data from the East of England Forecasting Model (EEFM) 2014 and the Sub-National Population Projection (SNPP) 2012. The number of jobs identified to align with the SNPP 2012 population was 727 new jobs per year.	Selected as the approach of linking forecast job growth to population projections would be expected to deliver significant positive effects in respect of the economy and positive effects in respect of Urban Renaissance and to ensure a match between homes and jobs. With the publication of the EEFM 2016 forecasts and after considering the 2014-based Sub-National Population Projections, the number of jobs changes slightly to 725 new jobs a year. The Preferred Options and Pre-Submission SA Reports show the same significant positive impacts as the Issues and Options SA.
<b>Option 2: 2012 Sub-National Population Projections (EPOA Phase 7) Employed People Scenario and EEFM 2014 Baseline Projections</b>	Included as when taking into account past growth and forecasts within the EEFM 2014, alongside demographic forecasts (Greater Essex Demographic Forecasts - Edge Analytics Phase 7 Report), the employed people growth scenario projects a need of 887 jobs per year.	Rejected as the need for this level of jobs was not supported by the employment needs and land availability evidence. Considering the forecast jobs growth from the EEFM 2016 and population growth from the 2014-based Sub-National Population Projections, the analysis would not warrant this level of jobs per year.

- 3.3.3 The proposed modifications include a minor decrease in the number of new homes to be provided over the plan period, from 21,893 dwellings (as assessed in the 2018 SA Report) to 21,843 dwellings. Whilst this decrease is unlikely to materially affect the conclusions of the 2018 SA Report (as the housing requirement is consistent with Option 3 outlined in **Table 3.1** above and given the relatively minor reduction in housing provision), on a precautionary basis, the appraisal of development requirements in respect of housing has been updated and this is presented in **Appendix D**. No changes to employment or retail requirements are proposed.

3.3.4 No significant changes to the Spatial Strategy of the draft Local Plan are proposed in terms of the overarching approach of focusing growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt. The distribution of development across the three Growth Areas has, however, been revised, predominantly to reflect changes to completions and commitments (as opposed to substantive changes to the quantum of new development to be accommodated in each Growth Area). The amended development distribution as a result of the proposed modifications is shown in **Table 3.2**. The proposed modifications also delete Green Corridors that were a feature of the draft Local Plan Spatial Strategy.

**Table 3.2 Spatial Strategy: Revised Development Locations and Allocations**

Development Allocations to 2036		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net new Employment Floorspace
<b>Growth Area 1 – Central and Urban Chelmsford</b>					
<b>Site/Location</b>					
<b>1</b>	Previously developed sites in Chelmsford Urban Area	2,381			4,000s qm Office, 11,500 sqm Food Retail
<b>2</b>	West Chelmsford	800		5	
<b>3a</b>	East Chelmsford – Manor Farm	250			
<b>3b</b>	East Chelmsford – Land North of Maldon Road				5,000 sqm Office/Business Park
<b>3c</b>	East Chelmsford – Land South of Maldon Road	100			
<b>3d</b>	East Chelmsford – Land North of Maldon Road	50			
<b>EC1</b>	Land North of Galleywood Reservoir	13			
<b>EC2</b>	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
<b>Area Total</b>		3,619		5	9,000 sqm Office, 11,500 sqm Food Retail
<b>Growth Area 2 – North Chelmsford</b>					
<b>Site/Location</b>					
<b>4</b>	North East Chelmsford	3,000		9	40,000 sqm Office/Business Park
<b>5a</b>	Great Leighs – Land at Moulsham Hall	750		5	
<b>5b</b>	Great Leighs – Land East of London Road	250			
<b>5c</b>	Great Leighs – Land North and South of Banters Lane	100			

Development Allocations to 2036		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net new Employment Floorspace
<b>6</b>	North of Broomfield	450			
<b>EC3</b>	Great Leighs – Land East of Main Road	100			
<b>EC4</b>	East of Boreham	143			
<b>GT1</b>	Drakes Lane, Little Waltham		10		
<b>Area Total</b>		4,793	10	14	40,000 sqm Office/Business Park
<b>Growth Area 3 – South and East Chelmsford</b>					
<b>Site/Location</b>					
<b>7</b>	North of South Woodham Ferrers	1,000		5	1,000 sqm Business Space
<b>8</b>	South of Bicknacre	35			
<b>9</b>	Danbury	100			
<b>EC5</b>	St Giles, Bicknacre	32			
<b>Area Total</b>		1,167		5	1,000 sqm Business Space
<b>Total New Local Plan Allocations</b>		9,579	10	24	
<b>Windfall Allowance 2024-2036</b>		1,200			
<b>Total</b>		10,779	10	24	55,000 sqm Office/Business Space, 13,400 sqm Food Retail

- 3.3.5 In light of the proposed changes to the distribution of development and removal of Green Corridors from the draft Local Plan, the appraisal of the Spatial Strategy contained in the 2018 SA Report has been updated on a precautionary basis and this is presented in **Appendix D**.
- 3.3.6 **Table 3.3** summarises the findings of the updated appraisals of development requirements (in respect of housing) and the Spatial Strategy; for completeness, the summary of the appraisal of employment/retail requirements contained in the 2018 SA Report is reproduced. In this instance, the revisions to the housing requirement and Spatial Strategy have not resulted in any changes to the scoring of these elements of the draft Local Plan against the SA objectives.



Table 3.3 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	+/-?	++	++	++/-	++/-	++/-	+/-	+/-	+/-	+/-	+/-	-	+/-/?	+/-/?

3.3.7 Section 5.3 (paras 5.3.2 to 5.3.10) of the 2018 SA Report includes a summary of the findings of the development requirements and Spatial Strategy appraisal. Set out below are the amendments made to this summary to reflect the modifications outlined above. New text added is shown as underlined and extant text to be deleted is ~~struckthrough~~.

5.3.2 The provision of ~~21,893~~ 21,843 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. The provision of 21,843 dwellings amounts to together with ~~close to a further 20% supply capacity, all of which equates to an annualised average total supply requirement of 952 950 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 Assessment<sup>15</sup>. 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

<sup>15</sup> 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.

(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 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 and the protection of the Green Wedge 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.

### 3.4 Growth Areas and Associated Proposed Site Allocations

3.4.1 To deliver the Spatial Strategy, the draft 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.

3.4.2 The site allocations identified in each Growth Area include Strategic Growth Sites (SGS), Growth Sites, Opportunity Sites<sup>16</sup> and Existing Commitments. Each site allocation is assessed in the 2018

<sup>16</sup> It should be noted that the term 'Opportunities Site' has been removed from the draft Local Plan and these allocations are now referred to as 'Growth Sites'. This modification does not materially affect the findings of the 2018 SA Report.

SA Report; the detailed assessment is presented in Appendix G with a summary included in Section 5.4 (Special Policy Areas relating to particular existing establishments in the countryside are also designated and are assessed separately in Section 5.5 of the 2018 SA Report).

- 3.4.3 The proposed modifications include amendments to seven of the site allocations assessed in the 2018 SA Report. As part of the screening exercise presented in **Appendix B**, these amendments have been reviewed to determine whether they are significant for the purposes of the SA. Where the proposed modifications involve changes to the boundaries of sites, the sites have been re-appraised as part of this addendum. The boundaries of the following four housing allocations have been amended (although no change to the number of dwellings to be provided at each site is proposed):
- SGS2: West Chelmsford;
  - SGS3a: East Chelmsford, Manor Farm;
  - SGS4: North East Chelmsford; and
  - SGS5a: Great Leighs, Land at Moulsham Hall.
- 3.4.4 Consistent with the approach adopted in the 2018 SA Report, these sites have been re-appraised using the tailored appraisal criteria and associated thresholds of significance contained in **Appendix E**. The findings of the appraisal are also presented in **Appendix E**. 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 draft Local Plan (as amended by the modifications) nor the mitigation provided by the other proposed Local Plan policies. This is to ensure that all sites are considered equally and is again consistent with the approach adopted in the 2018 SA Report.
- 3.4.5 Two housing allocations have been deleted, namely SGS1b: Essex Police Headquarters and Sports Ground, New Court Road and SGS1c: North of Gloucester Avenue (John Shennan), and the capacities of two sites (EC4: East of Boreham and GS8: South of Bicknacre) have been revised. These changes are not considered to be significant for the purposes of the SA and have not, therefore, been appraised. However, the consequences of the modifications in terms of the quantum of development to be provided at each Growth Area has been considered.
- 3.4.6 The subsections that follow summarise the implications of the modifications outlined above for each of the Growth Areas considered in the 2018 SA Report.

## Growth Area 1 - Central and Urban Chelmsford

- 3.4.7 In respect of Growth Area 1, the total number of dwellings (including existing commitments and new allocations) has reduced from 4,014 to 3,619 homes (employment and retail provision remains unchanged). This is principally due to site allocations SGS1b (Essex Police Headquarters and Sports Ground, New Court Road) and SGS1c (North of Gloucester Avenue (John Shennan)) being removed from the draft Local Plan. These sites are no longer available so cannot be considered deliverable and developable and as such, their removal is not considered significant for the purposes of the SA. This conclusion also reflects the fact that Growth Area 1 will continue to make a significant positive contribution to housing (SA Objective 2).
- 3.4.8 The proposed amendments to the boundaries of site allocations SGS2 (West Chelmsford) and SGS3a (East Chelmsford, Manor Farm) do not affect the number of dwellings to be provided at these sites. No changes to the effects recorded against the SA objectives for these sites in the 2018 SA Report have been identified.

## Growth Area 2 – North Chelmsford

- 3.4.9 The quantum of housing to be provided in Growth Area 2 has reduced from 7,219 to 4,793 dwellings and employment floorspace from 85,000 sqm to 45,000 sqm. This principally reflects the removal of an existing commitment from the draft Local Plan that is being implemented, as opposed to any substantive changes to the site allocations assessed as part of the 2018 SA Report (there is a very small reduction to the capacity of site EC4: East of Boreham that does not affect the findings of the appraisal in respect of this site).
- 3.4.10 The proposed amendments to SGS4 (North East Chelmsford) and SGS5a (Great Leighs, Land at Moulsham Hall) do not affect the number of dwellings to be accommodated at these sites, and by extension, within Growth Area 2 as a whole. In consequence, the findings of the appraisal presented in the 2018 SA Report for these sites remain valid.

## Growth Area 3 – South and East Chelmsford

- 3.4.11 The proposed modifications include a minor increase in the capacity of South of Bicknacre (Growth Site 8) from 30 to 35 dwellings, increasing the number of new homes to be provided in Growth Area 3 from 1,162 to 1,167 homes (no changes to employment or retail provision are proposed). This increase will further enhance the positive effect that this allocation will have on housing (SA Objective 2) (as identified in the 2018 SA Report), although not to a scale considered to be significant.
- 3.4.12 Reflecting the relatively small amount of additional housing to be provided as a result of the modification to Growth Site 8, the findings of the 2018 SA Report in respect of the effects of the allocation on the remaining SA objectives are unchanged.

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

- 3.4.13 The reasons for the selection of the proposed site allocations contained in the draft Local Plan and for the rejection of alternatives considered by the Council and appraised as part of the SA are set out in Appendix G to the 2018 SA Report. This rationale has been reviewed in light of the proposed modifications and is presented at **Appendix E** to this report.

## 3.5 Local Plan Policies

- 3.5.1 The screening of the proposed modifications summarised in **Section 3.2** has identified a total of 33 proposed changes to the draft Local Plan policies that are considered to be significant for the purposes of the SA. The detailed policy appraisal matrices contained in Appendix H and Appendix I to the January 2018 SA Report have been revised to reflect these changes and are presented in **Appendix F** and **Appendix G** of this addendum.
- 3.5.2 Section 5.5 of the 2018 SA Report includes a summary of the performance of each policy chapter of the draft Local Plan against the SA objectives. Commentary is provided in the following subsections on how the proposed draft Local Plan modifications affect the findings of the 2018 SA Report with amendments made to Section 5.5, as appropriate. New text added is shown as underlined and extant text to be deleted is ~~struckthrough~~.

## Creating Sustainable Development

- 3.5.3 Under the proposed modifications, Strategic Policy S2 (Securing Sustainable Development) and Strategic Policy S4 (Promoting Community Inclusion and Neighbourhood Planning) have been

deleted. Whilst the deletion of these policies has resulted in Chapter 5 of the draft Local Plan being assessed as having a cumulative mixed neutral and minor negative effect on housing (SA Objective 2) as opposed to a mixed significant positive and minor negative on this SA objective (as identified in the 2018 SA Report), given the generic nature of these policies and the fact that their intent is captured across other policies of the draft Local Plan, overall the modifications do not affect the sustainability performance of the draft Local Plan (when all policies are considered).

3.5.4 Within Strategic Policy S6 (Conserving and Enhancing the Natural Environment), the proposed modifications insert specific reference to minimising the loss of best and most versatile agricultural land and introduce a requirement for contributions in respect of the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) and Hatfield Forest Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR) (as appropriate). No consequential changes to the scoring of Policy S6 against the SA objectives are required as the modifications further enhance the significant positive effects already identified in the 2018 SA Report in respect of, in particular, biodiversity (SA Objective 1) and land use (SA Objective 7).

3.5.5 In light of the amendments outlined above, the text of the 2018 SA Report is amended as follows:

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; minimise the loss of the best and most versatile agricultural land; 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 the majority ~~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?

3.5.6 The proposed modifications to Strategic Policies S8 (Housing and Employment Requirements) and S9 (The Spatial Strategy) of the draft Local Plan include a minor decrease in the number of new homes to be provided over the plan period, from 21,893 to 21,843 dwellings, alongside changes to the Spatial Strategy in terms of the distribution of growth across the three Growth Areas. The implications of these modifications for the SA have already been summarised in **Sections 3.3** and **3.4** and are therefore not repeated here.

3.5.7 With regard to Strategic Policy S11 (Infrastructure Requirements), the proposed modifications introduce a number of additional mitigation measures including in respect of waste management facilities and the historic environment, alongside specific reference to the Essex RAMs. These modifications enhance the performance of the policy in respect of, in particular, biodiversity (SA Objective 1), waste and resources (SA Objective 12) and cultural heritage (SA Objective 13). In respect of SA Objective 13, the assessment of the policy has moved from a minor negative effect to a mixed minor positive and minor negative effect. With regard to cultural heritage, the assessment



of the policy has moved from a mixed minor positive and negative effect to a significant positive effect.

3.5.8 The proposed modifications replace Strategic Policy S13 (The Role of the Countryside) and combine it with Policy CO1 (Green Belt, Green Wedge, Green Corridors and Rural Areas), removing the designation of Green Corridors. Whilst the modifications remove Green Corridors from the draft Local Plan, the significant positive effects identified in the 2018 SA Report in respect of, for example, biodiversity (SA Objective 1) and landscape (SA Objective 14) will be maintained, as will other positive effects identified in relation to, for example, health (SA Objective 5) air (SA Objective 10) and climate change (SA Objective 11). This reflects the strong protection given to (inter alia) the Green Belt, Green Wedge and the Rural Area by Strategic Policy 13 (as amended) and the fact that no development is proposed within the formerly designated Green Corridors.

3.5.9 The proposed modifications to Strategic Policy S14 (Role of City, Town and Neighbourhood Centres) introduce an additional requirement for a retail/viability impact assessment on proposals of greater than 500 sqm in edge and out-of-centre locations. This change is judged to reinforce the existing significant positive effects identified in 2018 SA Report in relation to the economy (SA Objective 3) and sustainable living and revitalisation (SA Objective 4).

3.5.10 In light of the amendments outlined above, the text of the 2018 SA Report is amended as follows:

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). Strategic Policy S11 requires that the infrastructure necessary to support new development seeks to preserve or enhance the historic environment and mitigate adverse effects on nearby heritage assets and their settings, which is assessed as having a significant positive effect on the historic environment (SA Objective 13).

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?

- 3.5.11 The proposed modifications introduce a number of amendments to the suite of location specific policies contained in Chapter 7 of the draft Local Plan. These modifications, broadly, enhance the performance of the policies when assessed against the SA objectives, particularly with regard to: biodiversity (SA Objective 1), reflecting the requirement for proposals to contribute towards mitigation identified in the Essex RAMS and the inclusion of further mitigation in respect of SSSIs in the City Area; water (SA Objective 8), due to requirements for waste water treatment provision in respect of sites at Great Leighs; and cultural heritage (SA Objective 13), due to the inclusion of specific reference to the conservation and enhancement of designated assets.
- 3.5.12 The text presented in the main body of the 2018 SA Report (paragraphs 5.5.13 to 5.5.17) is unaffected by the modifications; however, the appraisal matrices presented in Appendix I of the 2018 SA Report have been updated where necessary and are presented in **Appendix G**.

## Protecting and Securing Important Assets

### Securing the Right Type of Homes

- 3.5.13 The proposed modifications to this subsection of the draft Local Plan are not considered significant and as such, no changes are required to this section of the 2018 SA Report.

## Securing Economic Growth

- 3.5.14 The proposed modifications to this subsection of the draft Local Plan are not considered significant and as such, no changes are required to this section of the 2018 SA Report.

## Protecting the Countryside

- 3.5.15 The proposed modifications delete Policy CO1 (Green Belt, Green Wedges, Green Corridors and Rural Areas). This has resulted in changes to the appraisal of the cumulative effects of this subsection of the draft Local Plan on the SA objectives, as follows:
- SA Objective 1 (Biodiversity) from ++/? to +/?;
  - SA Objective 2 (Housing) from +/-/? to +;
  - SA Objective 3 (Economy) from +/-/? To +;
  - SA Objective 8 (Water) from + to 0;
  - SA Objective 9 (Flood Risk) from + to 0;
  - SA Objective 10 (Air) from +/? to 0; and
  - SA Objective 11 (Climate Change) from + to 0.
- 3.5.16 Despite the changes outlined above, it should be noted that Policy CO1 has been combined with Strategic Policy S13 (The Role of the Countryside) such that, overall, the provisions provided by Policy CO1 have not been lost. Whilst the modifications have removed reference to Green Corridors from Policies CO3, CO5, CO6 and CO8, there remains strong protection given to (inter alia) the Green Belt, Green Wedge and the Rural Area.
- 3.5.17 In light of the amendments outlined above, the text of the 2018 SA Report is amended as follows:
- 3.5.18 5.5.25 Collectively, the policies in this subsection seek to conserve the Green Belt, Green Wedge, ~~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 Wedge, ~~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 biodiversity (SA Objective 1), housing (SA Objective 2), economy (SA Objective 3), 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

- 3.5.19 The proposed modifications to this subsection of the draft Local Plan are not considered significant and as such, no changes are required to this section of the 2018 SA Report.

### Protecting the Natural Environment

- 3.5.20 Policy NE1 (Ecology and Biodiversity) seeks to ensure that biodiversity assets are conserved by protecting them from harm and encouraging biodiversity enhancement. The proposed modifications introduce a requirement for proposals to contribute towards mitigation measures identified in the Essex RAMS, where appropriate. This modification reinforces the significant positive effect identified in respect of biodiversity (SA Objective 1) in the 2018 SA Report; it does not affect the scoring of Policy NE1 against the other SA objectives.
- 3.5.21 The text of the 2018 SA Report is amended as follows:
- 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. It also seeks so ensure that, where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). 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

- 3.5.22 The proposed modifications to this subsection of the draft Local Plan are not considered significant and as such, no changes are required to this section of the 2018 SA Report.

### Making High Quality Places

#### Making Places

- 3.5.23 The proposed modifications remove Policy MP7 (Provision of Broadband) which duplicates the requirements of the Buildings Regulations. This modification does not affect the cumulative effects

of the subsection on the SA objectives and as such, no changes are required to this section of the 2018 SA Report.

#### Protecting Amenity

- 3.5.24 The proposed modifications to this subsection of the draft Local Plan are not considered significant and as such, no changes are required to this section of the 2018 SA Report.

### 3.6 Cumulative, Synergistic and Secondary Effects

- 1.1.5 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. Section 5.6 of the 2018 SA Report considers the potential for the policies and proposals contained within the draft 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 Draft Local Plan

- 1.1.6 The 2018 SA Report presents the appraisal of the cumulative effects of the draft 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. This appraisal has been updated to reflect the proposed modifications and the consequential changes to the findings of the 2018 SA Report as set out in the preceding sections. The updated appraisal is presented in **Table 3.4**; new text added is shown as underlined and extant text to be deleted is ~~struckthrough~~. No changes to the supporting text in this section of the 2018 SA Report (paragraphs 5.6.2 to 5.6.5) are required.

Table 3.4 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	
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	+/-/?	-/?	++/?	+	+/-/?	<p>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 the Green Wedge and Green Corridors and the requirements for onsite provision of green infrastructure at site allocations, there will also be opportunities to enhance biodiversity.</p> <p>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 requires that proposals, where appropriate, contribute towards mitigation identified in the</p>



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	
							<p><u>Essex RAMS</u>. 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 be required to minimise effects on the Crouch and Roach Estuaries SPA / Ramsar.</p> <p>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'.</p> <p>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.</p> <p>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></p>

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 cumulative positive and negative effects on this objective, although some uncertainty remains.
<b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.	0/-	++/-/?	++	++/-/?	++	++	<p>The policies and proposed site allocations of the Pre-Submission Local Plan will deliver 21,893 21,843 dwellings over the plan period, meeting the City Area's objectively assessed housing requirement and providing additional flexibility. 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.</p> <p>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.</p> <p>Overall, the Pre-Submission Local Plan has been assessed as having a cumulative significant positive effect on this objective.</p>
<b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++/-	++/-	++	++/-/?	++	++	<p>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.</p> <p>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</p>

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	
							<p>accommodate future growth and that links with the two universities are capitalised upon.</p> <p>Overall, the Pre-Submission Local Plan has been assessed as having a cumulative significant positive effect on this objective.</p>
<p><b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	++	++/-	++	++	++	++	<p>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 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.</p> <p>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.</p> <p>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.</p>

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 significant positive effect on this objective.
<b>5. Health and Wellbeing:</b> To improve the health and wellbeing being of those living and working in the Chelmsford City Area.	++	++/-	+	++	++	++	<p>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 and by providing a positive planning framework for investment in facilities in accessible locations.</p> <p>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.</p> <p>The proposed Local Plan policies provide a strong framework to protect amenity and maintain and enhance environmental quality (see, for example, Policy PA1).</p> <p>Overall, the Pre-Submission Local Plan has been assessed as having a cumulative significant positive effect on this objective.</p>

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	
<b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	++/-	+	+	+/?	++/-	<p>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 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).</p> <p>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.</p> <p>Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed significant positive and minor negative effect on this objective.</p>

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	
<b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.	++	+/--	++/--	+/-	++	++/--	<p>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.</p> <p>Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed significant positive and significant negative effect on this objective.</p>
<b>8. Water:</b> To conserve and enhance water quality and resources.	++	++/-	-	+	++	+/-	<p>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</p>



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	
							<p>Plan is expected to help lessen the adverse effects of development on water resources.</p> <p>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).</p> <p>On balance, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
<b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	++	++/-	-	++/?	+	+/-	<p>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</p>

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	
							<p>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</p> <p>Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
<b>10. Air:</b> To improve air quality.	++	+/-	-	+	++	+/-	<p>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 the Green Wedge) 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).</p> <p>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'.</p> <p>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</p>

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	
							<p>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.</p> <p>Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
<b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	+/-	-	++	++/?	+/-	<p>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.</p> <p>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.</p> <p>Overall, the Pre-Submission Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
<b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	+/-	--/?	+	+/?	+/-/?	<p>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</p>

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	
							<p>waste, although it is anticipated that a proportion of arisings would be reused or recycled.</p> <p>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).</p> <p>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.</p>
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	++	+/-/?	+/--	++/?	+	+/-/?	<p>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.</p> <p>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).</p>

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, although some uncertainty remains.
<b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.	++	+/-/?	+/--	++/?	++	+/-/?	<p>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.</p> <p>Under the Spatial Strategy, the existing Green Wedge would be largely retained and <del>Green Corridors designated</del>. 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.</p> <p>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.</p> <p>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.</p>

### Cumulative Effects Arising from other Plans and Programmes

- 3.6.1 The policies and proposals contained in the draft Local Plan sit within the context of a number of other plans and programmes including the local plans of surrounding local authorities. In addition to the cumulative effects arising from the draft Local Plan, Section 5.6 of the SA Report also considers cumulative effects of the Local Plan in-combination with other plans and programmes.
- 3.6.2 The 2018 appraisal concludes that no significant negative cumulative effects are identified. Whilst increased development in the City Area and neighbouring local authorities will be likely to generate adverse cumulative effects on a number of the SA objectives, the 2018 SA Report highlights that these effects could be minimised through the policy measures contained across a number of the emerging/adopted local plans including the draft Local Plan. This conclusion remains valid in light of the proposed modifications and the limited number of other plans and programmes adopted since the 2018 SA Report was published.

## 3.7 Mitigation and Enhancement

- 3.7.1 As set out in **Section 1.3**, the SA has been undertaken iteratively alongside and informing the development of the Local Plan. The appraisal of the draft Local Plan identifies 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 of the 2018 SA Report, the majority of which have been addressed through the proposed modifications.
- 3.7.2 No additional mitigation measures have been identified as a result of the appraisal of the proposed modifications.



## 4. Conclusions, Monitoring and Next Steps

### 4.1 Conclusions

- 4.1.1 This addendum to the January 2018 SA Report has presented the findings of the appraisal of the proposed modifications (comprising of Main Modifications, Additional Modifications and Changes to the Policies Map) to the Pre-Submission Local Plan. The appraisal has confirmed that the conclusions of the 2018 SA Report (Section 6.1) remain valid in 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."*

- 4.1.2 No additional significant adverse effects have been identified through the appraisal of the proposed modifications. In a number of instances, however, the proposed modifications have been found to enhance a positive effect that was already identified as a significant positive effect. Modifications to the site specific policies contained in Chapter 7 of the draft Local Plan in particular have been found to enhance the performance of the policies when assessed against the SA objectives, particularly with regard to: biodiversity (SA Objective 1), reflecting the requirements for proposals to contribute towards mitigation identified in the Essex RAMS and the inclusion of further mitigation in respect of SSSIs in the City Area; water (SA Objective 8), due to requirements for waste water treatment provision in respect of sites at Great Leighs; and cultural heritage (SA Objective 13), due to the inclusion of reference to the conservation and enhancement of designated assets and/or specific heritage assets.
- 4.1.3 As highlighted in **Section 1.3**, at paragraph 14 of her Post Hearing Advice, the Inspector has requested that the SA should consider whether the removal of Green Corridors from the Local Plan "would make any difference to the SA findings". **Section 3** of this report has demonstrated that the removal of Green Corridors does not affect the findings of the 2018 SA Report in terms of the cumulative effects of the draft Local Plan when assessed against the SA objectives, although there are some minor changes to the cumulative effects of the relevant subsection of the draft Local Plan. Overall, the changes do not affect the strong protection given to (inter alia) the Green Belt, Green Wedge and the Rural Area and no development is proposed in the areas formerly designated as Green Corridors.

### 4.2 Monitoring

- 4.2.1 It is a requirement of the SEA Directive to establish how the significant sustainability effects of implementing the Local Plan will be monitored. Appendix K to the 2018 SA Report identifies a number of potential indicators that could be used for monitoring the sustainability impacts of the emerging Local Plan. 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) informed the proposed monitoring framework in the 2018 SA Report.

- 4.2.2 Additional indicators have been identified following consultation on the 2018 SA Report and the proposed modifications to the draft Local Plan include a revised Local Plan monitoring framework. The additional indicators suggested by consultees and the revised Local Plan monitoring framework have been reviewed in preparing this addendum and an updated list of potential monitoring indicators for the purposes of the SA is presented in **Appendix H** of this report.
- 4.2.3 The monitoring framework will be confirmed in the Post Adoption Statement.

## 4.3 Next Steps

- 4.3.1 This addendum to the 2018 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.
- 4.3.2 The consultation will run from 1<sup>st</sup> August to 19<sup>th</sup> September 2019. The Council encourages people to submit comments via its consultation portal at: [www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult). Alternatively, comments can be sent to:
- By email - [planning.policy@chelmsford.gov.uk](mailto: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).
- 4.3.3 A specially designed response form is available online at [www.chelmsford.gov.uk/pre-submission](http://www.chelmsford.gov.uk/pre-submission) or on request by telephoning (01245) 606330.
- 4.3.4 Following the close of the consultation, the Inspector will consider the representations received and complete and publish her final report, recommending any changes that are considered necessary to make the Local Plan sound.
- 4.3.5 After adoption of the Local Plan, a Post Adoption Statement will be completed, consistent with the requirements of the SEA regulations 16(4).

**Appendix A**  
**Schedule of Consultation Responses**

Ref	Consultee	Consultee Response Summary	Response/Action
PS SA25	<p>Terence O'Rourke Ltd and Jam Consulting Ltd on behalf of Hammonds Estate LLP</p> <p><i>(It should be noted that the consultee's response is contained in the document entitled 'Response to Pre-Submission Document' together with nine supporting appendices. Appendix 1 specifically comprises a review of the Chelmsford Local Plan Sustainability Appraisal (SA). This provides additional detail to the points set out in the main report. To avoid undue repetition, key points from both the Response to Pre-Submission Document and Appendix 1 are drawn together here and presented in accordance with the stages of the SA process. The exception to this concerns the treatment of alternatives in the SA which is an issue raised frequently at all assessment stages in both documents. As a result, this issue is considered at the outset to provide the context for subsequent responses).</i></p>	<p><b>Equal Treatment of Reasonable Alternatives</b></p> <p>The respondent states on a number of occasions that the Hammonds Farm site has not been assessed with mitigation applied. The respondent considers that:</p> <ul style="list-style-type: none"> <li>As Hammonds Farm has not been assessed with mitigation, it has not been assessed equally compared to the preferred options; and</li> <li>The SA does not meet regulatory requirements as it has not considered such mitigation.</li> </ul> <p>In this context, the respondent states: <i>"The SA has not appraised all reasonable alternatives in the same level of detail as the preferred approach; only the preferred options have included mitigation measures and cumulative effects. The alternative spatial strategies received very similar scores before mitigation was applied and the reasons for the selection of the Preferred Strategy are not supported by the evidence. A proper comparison of the results cannot be made and the SA is therefore not compliant with the regulations or guidance."</i> The respondent also states: <i>"Whilst the initial assessment of sites and alternatives without mitigation is understood and is compliant with the regulations and guidance, the SA should then have considered the implications of mitigation measures upon the options. Given the very slight difference in the results between the two spatial options, an assessment of the alternatives with 'mitigation on' should have been carried out. The results are a misrepresentation of the facts and fail to demonstrate a transparent approach"</i>.</p> <p>Consequently, the respondent contends that the SA process does not meet the requirements of <i>The Environmental Assessment of Plans and Programmes Regulations 2004</i> (the SEA Regulations), National Planning Practice Guidance (NPPG) or the National Planning Policy Framework (NPPF).</p>	<p>Disagree. The SA has appraised all reasonable alternatives in the same manner, and to the same depth, at both the strategic and site level. In this context, the proposed Hammonds Farm site referred to in this response has been appraised as both an alternative Spatial Strategy option and as an individual site allocation option.</p> <p>The alternative Spatial Strategy options identified for appraisal during the SA process are described in Section 5.3 of the Pre-Submission Local Plan SA Report (January 2018) (the 2018 SA Report) with the reasons for their rejection set out in Appendix F; the options appraised include 'Urban Focus with Growth at Hammonds Farm and Key Service Settlements' which included the proposed Hammonds Farm site. The findings of the appraisal of this option are contained in Appendix F to the Preferred Options Consultation Document SA Report (March 2017) (the 2017 SA Report).</p> <p>The respondent states that the <i>"alternative spatial strategies received very similar scores before mitigation was applied and the reasons for the selection of the Preferred Strategy are not supported by the evidence. A proper comparison of the results cannot be made and the SA is therefore not compliant with the regulations or guidance."</i> This is incorrect. The approach to assessing the Spatial Strategy options (including the preferred option and reasonable alternatives) identified by the Council has been consistent and has followed the methodology detailed in Section 4.3 of the 2018 SA Report. To confirm, the appraisal of these options, including the preferred Spatial Strategy option, has not taken into account the mitigation provided by the draft Local Plan policies in order to ensure that all options are treated equally. Paras 5.3.59 of the 2017 SA Report state <i>"...there is considered to be greater uncertainty with regard to the deliverability of this alternative ... 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."</i> Para 5.3.60 concludes <i>"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."</i></p>

Ref	Consultee	Consultee Response Summary	Response/Action
			<p>Hammonds Farm has also been appraised as a site allocation (CFS 83 'Land West of the A12 and East of Sandford Mill Road'). The full appraisal of this site and the other reasonable alternatives identified by the Council can be found in Appendix G of the 2018 SA Report together with the reasons for the selection of the proposed site allocations and for the rejection of alternatives.</p> <p>All of the proposed site allocations and reasonable alternatives including Hammonds Farm have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance, as per the approach set out in Section 4.3 of the 2018 SA Report. In all instances, the methodology has been applied consistently to all sites and has not taken into account the mitigation that could be provided by the draft Local Plan policies. In this regard, para 4.3.11 of the 2018 SA Report states <i>"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."</i></p> <p>Chapter 7 of the Pre-Submission Local Plan includes policies that are area/site specific and which have been appraised separately (see Appendix I of the 2018 SA Report). Those policies that relate to specific site allocations have been assessed by taking forward the findings of the site appraisal (Appendix G) and applying the associated development requirements (as set out in the related policies). This has enabled consideration of the extent to which the <i>policies</i> 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.</p> <p>It is important to recognise that the appraisal presented in Appendix I is of the proposed Chapter 7 policies as opposed to a further (re)appraisal of site allocations. The appraisal of these policies has not informed the Council's selection of the proposed site allocations nor have the policies been taken into account in the site appraisal (Appendix G). In this context, as Hammonds Farm has not been taken forward by the Council</p>

Ref	Consultee	Consultee Response Summary	Response/Action
			<p>as a site allocation and does not therefore have an associated policy, it is not included within the matrices in Appendix I.</p> <p>The respondent states that the requirements of Schedule 2 (7) of the SEA Regulations and paragraph 018 of the NPPG on SEA/SA have not been met as mitigation measures have not been taken into account in the site appraisal. For the avoidance of doubt, the mitigation measures that the respondent is referring to are the development proposals for Hammonds Farm, which the respondent would like included within the assessment as they contend that this would lead to a more favourable appraisal of Hammonds Farm. It would be inappropriate to accept mitigation proposed by a developer as site submissions received by the Council during the preparation of the Local Plan are accompanied by proposals of differing level of detail and commitment. In addition, there are no certainties that proposals made in regard to mitigation at the site allocation stage will become fact, prior to consideration through the planning application process. To ensure all sites are considered in the same manner, mitigation proposals are therefore excluded from the site appraisal and SHLAA process. However, where factual (baseline) information has been provided by developers, this has informed the SA.</p> <p>In accordance with the SEA Regulations, measures have been identified to mitigate adverse effects and enhance positive effects associated with the emerging Local Plan throughout the SA process, as summarised in Section 5.7 of the SA Report. With specific regard to Hammonds Farm, the appraisal of the spatial option 'Urban Focus with Growth at Hammonds Farm and Key Service Settlement' contained in Appendix F to the 2017 SA Report identifies mitigation measures to be considered should the option be taken forward as a preferred option. In consequence, the assertion that the SA Report does not accord with the SEA Regulations and NPPG is incorrect.</p> <p>No change.</p>
		<p><b>Scoping</b>  Considers that the SA Scoping Report (2015) provides a comprehensive framework for the SA and is compliant with the regulations with regard to: the identifications of plans, policies and programmes; baseline information and identification of sustainability issues; SA Framework and</p>	<p>Comment noted.</p> <p>No change.</p>



Ref	Consultee	Consultee Response Summary	Response/Action
		proposed methodology and use of significance criteria as specified in the regulations, including the secondary, cumulative and synergistic effects.	
		States that the SA Framework fails to consider the proportion of sites that may be affected by a constraint. For example, flood risk receives a double negative effect if any of the site is in an area of risk. The matrix therefore runs the risk of misrepresenting the results.	<p>Disagree. The Site Appraisal Criteria do not distinguish between the area of a site that may be affected by a given constraint because the methodology has been designed to enable the identification of potentially significant effects on a worst-case basis in order to ensure that the assessment is sufficiently rigorous.</p> <p>The SA Framework including the Site Appraisal Criteria were subject to full consultation at the scoping stage and revised as a result of the responses received. In consequence, it is not considered appropriate to amend the SA Framework or criteria at this stage.</p> <p>No change.</p>
		<p><b>Issues and Options Sustainability Appraisal</b></p> <p>The respondent states: <i>"At Issues and Options Stage CCC considered three spatial options. As part of this process, CCC states that it had considered but discounted a 'Large New Settlement' because a large settlement was not considered suitable, justified or reasonable. Two options for a new settlement were considered, one of which was Hammonds Farm with the other at Bull's Lodge Quarry Farm. However, the alternative of a Large New Settlement was not assessed against the SA Framework and its performance against other alternatives was not compared. Furthermore, this option was not consulted upon. The justification for the decision not to pursue this is not evident. The SA should inform the council's decision, not the other way round."</i></p> <p>This issue is further discussed in the SA Appendix, which states:</p> <p><i>"The Council's decision should be informed by the SA, not the other way around, as set out in the NPPG (017 SEA/SA). The SA has therefore failed to comply with the regulations and guidance."</i></p>	<p>Disagree. As noted in the response, a range of alternatives for the Spatial Strategy were considered in the Issues and Options Consultation Document SA Report (October 2015) (the 2015 SA Report). Consideration was explicitly given to the alternative of a large new settlement (with the two candidate locations of Hammonds Farm and Bull's Lodge Quarry Farm) considered. However, at that stage, for the reasons set out in paragraphs 1.4.21 – 1.4.27 of the 2015 SA Report, the alternative was not considered reasonable, suitable or justified.</p> <p>Following further consideration by the Council including a review of the Issues and Options Consultation responses and the Local Plan evidence base, a further reasonable spatial strategy alternative was identified – Urban Focus with Growth at Hammonds Farm and Key Service Settlements. This was identified by the Council after the consideration of the Issues and Options responses and subsequently tested in the Preferred Options SA Report. The reasons the alternative spatial strategy was selected are set out below.</p> <ul style="list-style-type: none"> <li>The option to include Hammonds Farm was not considered as a 'non-starter' as it is being actively promoted for development and</li> </ul>

Ref	Consultee	Consultee Response Summary	Response/Action
			<p>could provide for the quantum of new development required in the new Local Plan,</p> <ul style="list-style-type: none"> <li>• The option to include Hammonds Farm broadly satisfies the distribution of development in the proposed Spatial Strategy, for example by locating development in East Chelmsford (despite its being severed from Chelmsford Urban Area)</li> <li>• The option to include Hammonds Farm could potentially deliver benefits including significant supporting infrastructure alongside new housing and employment growth in line with the Strategic Priorities</li> <li>• The site is within a single land ownership and being actively promoted for development (based on the submitted site promoter proposals and information provided to Officers)</li> <li>• Although major road infrastructure upgrades would likely be required to implement the development, there is some uncertainty regarding what road infrastructure/upgrades would be required and how achievable these would be including widening of the A12.</li> <li>• The representations to the Issues and Options consultation in which there was some support for a proposed new settlement at this location from some stakeholders and members of the public (however, it is important to note that there was also support for the rejection of this proposal in the consultation responses).</li> </ul> <p>To inform the development of the Preferred Options Consultation Document, an alternative spatial strategy including a new settlement at Hammonds Farm, 'Urban Focus with Growth at Hammonds Farm and Key Service Settlements', was therefore appraised and the findings presented in the 2017 SA Report that accompanied the Preferred Option Consultation Document (see Appendix F and Section 5). Hammonds Farm was also assessed at this stage as a possible site allocation (CFS 83 'Land West of the A12 and East of Sandford Mill Road') (see Appendix G).</p> <p>The iterative nature of local plan preparation is such that new reasonable alternatives may be identified throughout the plan development process. Provided these reasonable alternatives are subject to SA, this should not result in a local planning authority having to return to earlier stages of the plan making process. In this content, whilst a Spatial Strategy option including Hammonds Farm was not assessed at the Issues and Options stage, it was subsequently reconsidered by the Council and subject to SA</p>

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			<p>at the Preferred Options stage (which itself is not a statutory stage in the local plan process). In this way, the SA helped to inform the Council's decision to take forward the preferred Spatial Strategy.</p> <p>In this context, the findings of the SA, alongside the evidence base, other assessments and consultation, have informed the Council's selection and refinement of preferred options for the Local Plan, as detailed in Section 5.3 of the 2017 SA Report. The SA has played an integral role in shaping and influencing the Local Plan throughout its preparation. The SA has assisted with the identification of sustainable options, taking into account the likely social, environmental and economic effects of implementing different Spatial Strategies, site allocations and policies, and reasonable alternatives. The SA process has also helped to illustrate how policies and objectives could be made more sustainable and has identified issues relating to specific locations or policies early and throughout the planning process for these to be considered and addressed.</p> <p>In consequence, the SA has fully considered reasonable alternatives, the appraisal of which has informed the preferred approach set out in the Pre-Submission Local Plan.</p> <p>No change.</p>
		<p><b>Preferred Options Sustainability Appraisal</b></p> <p>Notes that the three options tested at Issues and Options stage became a hybrid option - the Council's preferred option at this stage. The new hybrid option included a large proportion of the Bulls Lodge Quarry Farm site, which was previously discounted. States that the inclusion of this area of land raises fundamental issues with regard to deliverability, which have not been addressed in the SA. It is not known why Bulls Lodge Quarry has been retained in the option.</p>	<p>Disagree. As noted above, a range of alternatives for the Spatial Strategy were considered in the Issues and Options Consultation Document SA Report (October 2015) (the 2015 SA Report). Consideration was explicitly given to the alternative of a large new settlement (with the two candidate locations of Hammonds Farm and Bull's Lodge Quarry Farm) considered. However, at that stage, for the reasons set out in paragraphs 1.4.21 – 1.4.27 of the 2015 SA Report, the alternative was not considered reasonable, suitable or justified.</p> <p>Following further consideration by the Council including a review of the Issues and Options Consultation responses and the Local Plan evidence base, land around Bulls Lodge Quarry was proposed for inclusion within Strategic Growth Site 4 – NE Chelmsford. This was identified by the Council and subsequently tested in the Pre-Submission SA Report. The reasons for its selection are set out below.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
			<ul style="list-style-type: none"> <li>The option to include land around Bulls Lodge Quarry was not considered as a 'non-starter' as it is being actively promoted for development as part of development in North East Chelmsford that could help to deliver a sustainable new garden community in this location.</li> <li>The option accords with the distribution of development in the proposed Spatial Strategy, for example by directing development in North Chelmsford and to sustainable urban extensions around Chelmsford in line with the Settlement Hierarchy.</li> <li>The option to include land around Bulls Lodge Quarry could benefit from significant supporting infrastructure being delivered as part of the existing Channels and Beaulieu Park developments, as well as deliver new and improved infrastructure such as the Chelmsford North East Bypass alongside new housing and employment growth in line with the Strategic Priorities.</li> <li>Representations in which there was some support for more growth in North East Chelmsford to maximise benefits arising from the proposed Chelmsford North East bypass and new railway station.</li> </ul> <p>Reflecting the iterative nature of the plan preparation process, land at Bulls Lodge Quarry Farm was therefore reconsidered and appraised as part of the proposed North East Chelmsford site allocation.</p> <p>No Change.</p>
		<p>The Response to Pre-Submission Document states "<i>As a result of the consultation on the Issues and Options local plan, which elicited considerable support for a large new settlement option at Hammonds Farm, CCC introduced a new spatial option - Urban Focus with Growth at Hammonds Farm and Key Service Settlements, the 'Alternative Spatial Strategy'. However, the Preferred Option had been selected by the council prior to consultation. Given the fact that the two options perform very similarly, it was premature to select the Preferred Option prior to consultation. The Preferred Options SA report states that the appraisal of Hammonds Farm has demonstrated 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' (paragraph 5.3.59).</i>"</p>	<p>Disagree. As set out above, to inform the development of the Preferred Options Consultation Document, an alternative spatial strategy including a new settlement at Hammonds Farm, 'Urban Focus with Growth at Hammonds Farm and Key Service Settlements', was appraised and the findings presented in the 2017 SA Report that accompanied the Preferred Options Consultation Document (see Appendix F and Section 5). Section 5.3.59 of the 2017 SA Report states "<i>...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</i></p>

Ref	Consultee	Consultee Response Summary	Response/Action
		<p>In addition, the SA Appendix disagrees with the 2017 SA Report where it states: <i>"5.3.102 The Council has had regard to the main issues raised in the responses to the Issues and Options Consultation Document. These are summarised in a feedback report published in June 2016. Although this revealed significant support for a potential new settlement of up to 5,000 new homes at Hammonds Farm, there was also support for discounting a large new settlement."</i></p> <p><i>5.3.103 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), the preferred Spatial Strategy and the Local Plan evidence base."</i></p> <p>The respondent considers that the results of the SA and the evidence base available do not support the decision taken.</p>	<p><i>key services, facilities and employment opportunities would be reduced."</i> It concludes in paragraph 5.3.60 that <i>"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."</i></p> <p>Hammonds Farm was also assessed at this stage as a possible site allocation (CFS 83 'Land West of the A12 and East of Sandford Mill Road') (see Appendix G).</p> <p>The iterative nature of local plan preparation is such that new reasonable alternatives may be identified throughout the plan development process. This should not result in a local planning authority having to return to earlier stages of the plan making process. In this content, it is not considered that the selection of the preferred Spatial Strategy option in the Preferred Options Consultation Document was premature; this decision was based on the findings of the SA, other assessments, consultation and the evidence base (as detailed in Section 5.3 of the 2017 SA Report).</p> <p>In any case, Hammonds Farm was identified in the Preferred Options Consultation Document as an 'alternative considered' such that consultees had an opportunity to comment on this option.</p> <p>No change.</p>
		<p>The respondent states that, in the absence of appropriate supporting information, it appears that the SA has been prepared on the basis of pre-determined decisions made by the Council, rather than the SA informing the decision. States that the SA Report should clearly identify the significant positive and negative effects of each alternative and provide conclusions on the sustainability of each alternative (NPPG SEA/SA 018).</p> <p>The respondent considers that the SA has not demonstrated that the Council's chosen approach is the most appropriate strategy given the reasonable alternatives considered because it has not assessed the alternative spatial strategy to the same level of detail. States that the assessment has taken a 'mitigation off' approach to the selection of options. Given the similarity in the spatial strategy assessment results,</p>	<p>Disagree. The significant effects of the Council's preferred options and all reasonable alternatives have been identified and appraised in accordance with the approach detailed in Section 4 of the 2017 and 2018 SA Reports; the findings of this appraisal are summarised in Section 5 of the respective reports. This appraisal has been informed by the baseline information presented in Section 3 and the Council's evidence base as well factual (baseline) information provided by developers.</p> <p>The reasons for the selection of the preferred Spatial Strategy option are clearly set out in paras 5.3.56 to 5.3.73 of the 2017 SA Report (and at paras 5.3.40 to 5.3.57 of the 2018 SA Report). The reasons for the rejection of the alternative Spatial Strategy options considered in preparing the Local Plan including 'Urban Focus with Growth at Hammonds Farm and Key Service Settlements' are set out in paras 5.3.74</p>

Ref	Consultee	Consultee Response Summary	Response/Action
		<p>the respondent considers that it is not clear why the preferred approach was selected.</p> <p>States that the SA has only considered mitigation measures in respect of the preferred options and that it cannot, therefore, accurately show how the different options perform. Considers that mitigation measures should have been considered in the assessment of alternatives.</p> <p>The SA Appendix goes on to add that the Council decided that the sustainability benefits of the preferred option were significantly better to justify its selection, prior to consultation and without consideration of mitigation measures for the alternative option, contrary to the regulations and guidance. (Reg 12 (3) Sch 2 (7); NPPF Para 152; NPPG SEA/SA 013; 17).</p>	<p>to 5.3.103 of the 2017 SA Report and in Appendix F to the 2018 SA Report.</p> <p>Para 17 of the NPPG on SEA/SA identifies the need to consider ways of mitigating adverse effects. Schedule 2 of the SEA Regulations, also referred to, requires an Environmental Report (in this case an SA Report) to identify the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme. In accordance with the SEA Regulations, measures have been identified to mitigate adverse effects and enhance positive effects associated with the emerging Local Plan throughout the SA process, as summarised in Section 5.7 of the SA Report. With specific regard to Hammonds Farm, the appraisal of the spatial option 'Urban Focus with Growth at Hammonds Farm and Key Service Settlement' contained in Appendix F to the 2017 SA Report identifies mitigation measures to be considered should the option be taken forward as a preferred option.</p> <p>As noted above, all options have been assessed equally within the SA.</p> <p>No change.</p>
		<p>States that the assessment of the alternative spatial strategies has failed to take into account the cumulative effects of the different options, which could have a significant bearing on the decision-making process and is contrary to the SEA Regulations.</p>	<p>Disagree. The cumulative effects of the Local Plan are assessed in Section 5.6 of the 2017 and 2018 SA Reports and in accordance with Schedule 2 of the SEA Regulations.</p> <p>Schedule 2 of the SEA Regulations requires the consideration of cumulative, secondary and synergistic effects as part of consideration of likely significant effects; however, it is not explicit that this requirement applies to reasonable alternatives and in consequence, it is considered that such an appraisal is not necessary. Indeed, the hypothetical cumulative effects of various alternative options in combination would be too numerous to be reasonably assessed. Notwithstanding this, in assessing the effects of each alternative Spatial Strategy option, the SA has sought to include the consideration of cumulative effects as far as is possible.</p> <p>No change.</p>



Ref	Consultee	Consultee Response Summary	Response/Action
		<p>States that the assessment of Hammonds Farm has not taken into account information submitted to the Council and therefore misrepresents the likely effects of the alternative spatial strategy, particularly in respect of landscape, flood risk and transport. Considers that the results of the SA are therefore inaccurate.</p> <p>States that when mitigation measures are applied the SA shows that Hammonds Farm performs better than the preferred option.</p>	<p>Comment noted. For the avoidance of doubt, the mitigation measures that the respondent is referring to are the development proposals for Hammonds Farm, which the respondent would like included within the assessment as they contend that this would lead to a more favourable appraisal of Hammonds Farm. It would be inappropriate to accept mitigation proposed by a developer as site submissions received by the Council during the preparation of the Local Plan are accompanied by proposals of differing level of detail and commitment. In addition, there are no certainties that proposals made in regard to mitigation at the site allocation stage will become fact, prior to consideration through the planning application process. To ensure all sites are considered in the same manner, mitigation proposals are therefore excluded from the site appraisal and SHLAA process. However, where factual (baseline) information has been provided by developers, this has informed the SA.</p> <p>No change.</p>
		<p>The SA Appendix identifies the representations made by Terence O'Rourke at the Preferred Options stage, stating:</p> <p><i>"4.17 Instead, the approach taken in the SA has been to select the preferred approach for the spatial strategy and site allocations and then apply mitigation to the preferred strategy through the application of the Local Plan policies and site requirements. By failing to consider the potential mitigation of each of the alternatives in the assessment (e.g. flood risk), the results cannot be relied upon and risk being a misrepresentation of the facts. It is not known how the other options will perform with the addition of mitigation measures. The SA report has failed to show that the potential adverse impacts identified for Hammonds Farm cannot be mitigated."</i></p>	<p>Disagree. The response to Terence O'Rourke's comments made at the Preferred Options stage can be found in Appendix B of the 2018 SA Report.</p> <p>As set out above, the appraisal of the Spatial Strategy option 'Urban Focus with Growth at Hammonds Farm and Key Service Settlement' contained in Appendix F to the 2017 SA Report identifies mitigation measures to be considered should the option be taken forward as a preferred option.</p> <p>For the avoidance of doubt, all of the proposed site allocations and reasonable alternatives including Hammonds Farm have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance, as per the approach set out in Section 4.3 of the 2018 SA Report. In all instances, the methodology has been applied consistently to all sites and has not taken into account the mitigation that could be provided by the draft Local Plan policies. In this regard, para 4.3.11 of the 2018 SA Report states <i>"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</i></p>

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			<p><i>the other proposed Local Plan policies contained in the document. This is to ensure that all sites are considered equally."</i></p> <p>Chapter 7 of the Pre-Submission Local Plan includes policies that are area/site specific and which have been appraised separately (see Appendix I of the 2018 SA Report). Those policies that relate to specific site allocations have been assessed by taking forward the findings of the site appraisal (Appendix G) 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.</p> <p>It is important to recognise that the appraisal presented in Appendix I is of the proposed policies as opposed to a further (re)appraisal of site allocations. The appraisal of these policies has not informed the Council's selection of the proposed site allocations nor have the policies been taken into account in the site appraisal (Appendix G); instead the appraisal is intended to help refine the provisions of the policies. In this context, as Hammonds Farm has not been taken forward by the Council as a proposed site allocation and does not therefore have an associated policy, it is not included within the matrices in Appendix I.</p> <p>No change.</p>
		<p>Considers that the results of the responses to the consultation process are not explained within the SA Report nor how they have been taken into account in the revisions to the Local Plan and SA.</p> <p>Highlights that the SA states: <i>"The Council has had regard to the main issues raised in the responses to the Issues and Options Consultation Document. These are summarised in a feedback report published in June 2016. Although this revealed significant support for a potential new settlement of up to 5,000 new homes at Hammonds Farm, there was also support for discounting a large new 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), the preferred Spatial Strategy and the Local Plan evidence base"</i> and considers that the</p>	<p>Disagree. Appendix B to the 2018 SA Report contains a schedule of the consultation responses received to the SA Reports, indicating how (where appropriate) they have been taken into account in the SA process.</p> <p>As noted above, the findings of the SA, alongside the evidence base, other assessments and consultation, have informed the Council's selection and refinement of preferred options for the Local Plan, as detailed in Section 5.3 of the 2017 and 2018 SA Reports.</p> <p>No change.</p>

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		statement is not correct as the results of the SA and the evidence base available do not support the decision taken.	
		<p><b>Pre-Submission Sustainability Appraisal</b></p> <p>The respondent identifies a list of what are considered to be the failings of the 2018 SA Report, as follows:</p> <ol style="list-style-type: none"> <li>1. Failure to show how the findings of consultation undertaken have been considered or influenced the plan's development or the SA. The appendix states: <i>"The SA report fails to include a summary of the consultation responses, particularly from the statutory consultees (Historic England, Natural England, The Environment Agency, Highways England and the neighbouring authorities). The Preferred Options Consultation Feedback report (January 2018) reveals that the majority of respondents (168 out of 238) are opposed to the Preferred Spatial Strategy, yet this is not mentioned within the SA. The SA report has not shown how the consultations have been taken into account in decision-making in accordance with the regulations and guidance (EU Directive 2001/42/EC Article 8)."</i></li> </ol> <p>The SA Appendix states that the SA has made comments against the representations submitted by Terence O'Rourke in Appendix B, but these raise additional issues. In response to the perceived different approach taken between the competing sites and the lack of consideration of the Council's evidence, the respondent notes that SA Report states: <i>"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."</i></p> <p>The respondent considers that the response implies that the evidence base has not been used to inform the SA, contrary to the regulations and guidance and that it appears that the SA is testing pre-determined decisions made by the Council rather than testing options and the</p>	<p>Disagree. Appendix B to the 2018 SA Report contains a schedule of the consultation responses received to the SA Reports, indicating how (where appropriate) they have been taken into account in the SA process. Consultation responses have been received from, amongst others: the Environment Agency, Historic England, Natural England, Highways England, Essex County Council and Rochford District Council. The 2018 SA Report references how consultation responses have been taken into account in the development of the plan, and the selection of options (e.g. paragraphs 5.3.53 and paragraphs 5.3.56). In accordance with the SEA regulation 16, at adoption of the Local Plan, a Post Adoption Statement will be prepared that sets out how consultation responses have been taken into account.</p> <p>For clarity, the comment provided by Terence O'Rourke was summarised as: <i>"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."</i></p> <p>The comment is not on the SA and as such a cross reference was provided to where the respondent could find an appropriate response. Notwithstanding this, the SA has been informed by the baseline information presented in Section 3 and the Council's evidence base as well factual (baseline) information provided by developers.</p> <p>The Local Plan itself has been developed alongside a comprehensive process of SA and HRA. This has allowed sustainability issues to be identified and iteratively addressed through each stage of the plan-</p>

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		underpinning evidence to inform the Local Plan and the decision-making process.	<p>making process by the Council. At key stages of plan preparation, changes have been made to address the SA process (see Appendix J of Pre-Submission SA).</p> <p>The SA has informed the selection of plan options by appraising reasonable alternatives in respect of, in particular, different volumes of growth, spatial distributions and site allocations whilst at the same time helping to make the decision-making process more transparent. The SA process has not been used to test pre-determined decisions made by the Council.</p> <p>No change.</p>
		2. Discrepancies in the accuracy of evidence raised at the Preferred Options stage have not been addressed in the Pre-submission SA.	<p>Disagree. The SA has been informed by the most recent and up-to-date information. In this context, over 100 international/European, national, regional/sub-regional and local level plans and programmes have been reviewed and the baseline presented in Section 3 of the 2018 SA Report covering 11 topics was updated to ensure that the information continues to provide an up-to-date evidence base for the SA.</p> <p>It would be inappropriate to accept mitigation proposed by a developer as site submissions received by the Council during the preparation of the Local Plan are accompanied by proposals of differing level of detail and commitment. In addition, there are no certainties that proposals made in regard to mitigation at the site allocation stage will become fact, prior to consideration through the planning application process. To ensure all sites are considered in the same manner, mitigation proposals are therefore excluded from the site appraisal and SHLAA process. However, where factual (baseline) information has been provided by developers, this has informed the SA.</p> <p>No change.</p>
		3. Failure to demonstrate that the SA has been used to test the evidence underpinning the Local Plan. The SA appendix states: <i>"The above statement from Amec demonstrates that an integrated approach to the development of the Local Plan has not been followed. The issues between the Local Plan and SA are intrinsically</i>	<p>Comment noted. The NPPG (SA/SEA para 001) states <i>"It [SA] can be used to test the evidence underpinning the plan and help to demonstrate how the tests of soundness have been met"</i>. As noted above, the SA has been informed by the most recent and up-to-date baseline information including the Local Plan evidence base. In this context, the baseline presented in Section 3 of the 2018 SA Report was updated to ensure that</p>

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		<p><i>linked and should inform each other. The evidence should be tested through the SA to identify if the plan will achieve sustainable development. The SA results should then be used to inform the development of the plan."</i></p>	<p>the information continues to provide an up-to-date evidence base for the SA. In this context, it is considered that the evidence base has been considered when undertaking the SA.</p> <p>We would concur that the SA should be undertaken iteratively alongside and informing the development of the Local Plan. For example, a number of measures were identified in the 2017 SA Report that accompanied the Preferred Options Consultation Document concerning recommended changes to the proposed Local Plan policies and the site-specific development requirements. Appendix J to the 2018 SA Report lists the recommendations together with the Council's response.</p> <p>No change.</p>
		<p>4. Selection of the preferred option was made prior to consultation on the two alternative spatial strategies.</p>	<p>Comment noted. This matter primarily relates to the Local Plan as opposed to the SA.</p> <p>A range of alternatives for the Spatial Strategy were considered in the Issues and Options Consultation Document SA Report (October 2015) (the 2015 SA Report). Consideration was explicitly given to the alternative of a large new settlement (with the two candidate locations of Hammonds Farm and Bull's Lodge Quarry Farm) considered. However, at that stage, for the reasons set out in paragraphs 1.4.21 – 1.4.27 of the 2015 SA Report, the alternative was not considered reasonable, suitable or justified.</p> <p>Taking into account representations received to the Issues and Options Consultation Document and the accompanying 2015 SA Report, the Council determined that Hammonds Farm should be considered as a reasonable alternative. To inform the development of the Preferred Options Consultation Document, an alternative spatial strategy including a new settlement at Hammonds Farm, 'Urban Focus with Growth at Hammonds Farm and Key Service Settlements', was therefore appraised and the findings presented in the 2017 SA Report that accompanied the Preferred Option Consultation Document (see Appendix F and Section 5). Hammonds Farm was also assessed at this stage as a possible site allocation (CFS 83 'Land West of the A12 and East of Sandford Mill Road') (see Appendix G).</p>

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			<p>The iterative nature of local plan preparation is such that new reasonable alternatives may be identified throughout the plan development process. Provided these reasonable alternatives are subject to SA, this should not result in a local planning authority having to return to earlier stages of the plan making process.</p> <p>Whilst a Spatial Strategy option including Hammonds Farm was not assessed at the Issues and Options stage, it was subsequently subject to SA at the Preferred Options stage (which itself is not a statutory stage in the local plan process), as part of the iterative plan making process. In this way, the SA helped to inform the Council's decision to take forward the preferred Spatial Strategy.</p> <p>No change.</p>
		5. Failure to consider information provided by the site promoter.	<p>Disagree. Developer supplied information was reviewed in preparing the SA of the Pre-Submission Local Plan and the SA updated where necessary. The mitigation measures that the respondent is referring to are the development proposals for Hammonds Farm, which the respondent would like included within the assessment as they contend that this would lead to a more favourable appraisal of Hammonds Farm. It would be inappropriate to accept mitigation proposed by a developer as site submissions received by the Council during the preparation of the Local Plan are accompanied by proposals of differing level of detail and commitment. In addition, there are no certainties that proposals made in regard to mitigation at the site allocation stage will become fact, prior to consideration through the planning application process. To ensure all sites are considered in the same manner, mitigation proposals are therefore excluded from the site appraisal and SHLAA process. However, where factual (baseline) information has been provided by developers, this has informed the SA.</p> <p>No change.</p>
		6. Cumulative impacts of the alternative spatial strategy have not been considered.	<p>Disagree. The cumulative effects of the Local Plan are assessed in Section 5.6 of the 2017 and 2018 SA Reports and in accordance with Schedule 2 of the SEA Regulations.</p>



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			<p>Schedule 2 of the SEA Regulations requires the consideration of cumulative, secondary and synergistic effects as part of consideration of likely significant effects; however, it is not explicit that this requirement applies to reasonable alternatives and in consequence, it is considered that such an appraisal is not necessary. Indeed, the hypothetical cumulative effects of various alternative options in combination would be too numerous to be reasonably assessed. Notwithstanding this, in assessing the effects of each alternative Spatial Strategy option, the SA has sought to include the consideration of cumulative effects as far as is possible.</p> <p>No change.</p>
		<p>7. Failure to assess the alternative spatial strategy in the same level of detail or to consider mitigation measures of the alternative option.</p>	<p>Disagree. As set out above, the SA has appraised all reasonable alternatives in the same manner, and to the same depth, at both the strategic and site level. In this context, the proposed Hammonds Farm site referred to in this response has been appraised as both an alternative Spatial Strategy option and as an individual site allocation option.</p> <p>The alternative Spatial Strategy options identified for appraisal during the SA process are described in Section 5.3 of the Pre-Submission Local Plan SA Report (January 2018) (the 2018 SA Report) with the reasons for their rejection set out in Appendix F; the options appraised include 'Urban Focus with Growth at Hammonds Farm and Key Service Settlements' which included the proposed Hammonds Farm site. The findings of the appraisal of this option are contained in Appendix F to the Preferred Options Consultation Document SA Report (March 2017) (the 2017 SA Report).</p> <p>The respondent states that the "<i>alternative spatial strategies received very similar scores before mitigation was applied and the reasons for the selection of the Preferred Strategy are not supported by the evidence. A proper comparison of the results cannot be made and the SA is therefore not compliant with the regulations or guidance.</i>" This is incorrect. The approach to assessing the Spatial Strategy options (including the preferred option and reasonable alternatives) identified by the Council has been consistent and has followed the methodology detailed in Section 4.3 of the 2018 SA Report. To confirm, the appraisal of these</p>

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			<p>options, including the preferred Spatial Strategy option, has not taken into account the mitigation provided by the draft Local Plan policies in order to ensure that all options are treated equally. Paras 5.3.59 of the 2017 SA Report state "<i>...there is considered to be greater uncertainty with regard to the deliverability of this alternative ... 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.</i>" Para 5.3.60 concludes "<i>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.</i>"</p> <p>Hammonds Farm has also been appraised as a site allocation (CFS 83 'Land West of the A12 and East of Sandford Mill Road'). The full appraisal of this site and the other reasonable alternatives identified by the Council can be found in Appendix G of the 2018 SA Report together with the reasons for the selection of the proposed site allocations and for the rejection of alternatives.</p> <p>All of the proposed site allocations and reasonable alternatives including Hammonds Farm have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance, as per the approach set out in Section 4.3 of the 2018 SA Report. In all instances, the methodology has been applied consistently to all sites and has not taken into account the mitigation that could be provided by the draft Local Plan policies. In this regard, para 4.3.11 of the 2018 SA Report states "<i>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.</i>"</p> <p>Chapter 7 of the Pre-Submission Local Plan includes policies that are area/site specific and which have been appraised separately to the site allocations (see Appendix I of the 2018 SA Report). Those policies that relate to specific site allocations have been assessed by taking forward the findings of the site appraisal (Appendix G) and applying the</p>

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			<p>associated development requirements (as set out in the related policies). This has enabled consideration of the extent to which the <i>policies</i> 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.</p> <p>It is important to recognise that the appraisal presented in Appendix I is of the proposed Chapter 7 policies as opposed to a further (re)appraisal of site allocations. The appraisal of these policies has not informed the Council's selection of the proposed site allocations nor have the policies been taken into account in the site appraisal (Appendix G). In this context, as Hammonds Farm has not been taken forward by the Council as a site allocation and does not therefore have an associated policy, it is not included within the matrices in Appendix I.</p> <p>No change.</p>
		8. Failure to demonstrate that the SA has informed the development of the local plan.	<p>Disagree. As set out in Section 1.4 of the 2018 SA Report, SA has been undertaken during the key stages of the plan preparation process 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 and the findings presented in the 2015 SA Report that was issued for consultation alongside that document. The Council's preferred options including proposed site allocations and further reasonable alternatives were then subject to SA with the findings presented in the 2017 SA Report that was published alongside the Preferred Options Consultation Document. The 2018 SA Report considers the effects of the Pre-Submission Local Plan.</p> <p>In this context, the findings of the SA, alongside the evidence base, other assessments and consultation, have informed the Council's selection and refinement of preferred options for the Local Plan, as detailed in Section 5.3 of the 2018 SA Report.</p> <p>Additionally, through the SA process, measures have been identified concerning recommended changes to the proposed Local Plan policies. Appendix J to the 2018 SA Report lists these recommendations together</p>

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			<p>with the Council's response. 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.</p> <p>In accordance with the SEA Regulations, the Post Adoption Statement will include details relating to how the SA has informed the Local Plan.</p> <p>Overall, it considered that the SA has fully informed the development of the Local Plan.</p> <p>No change.</p>
		<p>Paragraphs 5.6 to 5.19 of the SA Appendix make the same points again with regards to assessing the developer proposals (referred to as mitigation) and using the SA to test the evidence base, noting that at Preferred Options stage Terence O'Rourke raised a number of concerns with regards to the evidence base. In particular, the viability and deliverability of the North East Chelmsford Bypass, the accuracy of the Landscape Sensitivity and Capacity Assessment and the proposed mitigation measures to address flood risk.</p>	<p>With regards to incorporating the development proposals, please refer to the response on 'Equal Treatment of Reasonable Alternatives' above.</p> <p>As noted above, the NPPG (SA/SEA para 001) states "<i>It [SA] can be used to test the evidence underpinning the plan and help to demonstrate how the tests of soundness have been met</i>". As noted above, the SA has been informed by the most recent and up-to-date baseline information including the Local Plan evidence base. In this context, the baseline presented in Section 3 of the 2018 SA Report was updated to ensure that the information continues to provide an up-to-date evidence base for the SA. In this context, it is considered that the evidence base have been considered when undertaking the SA.</p> <p>No change.</p>
PS SA1	Mr Stephen Parker	<p>Objects to the proposals affecting Writtle on grounds of traffic congestion, loss of habitat for local wildlife, parking and the merging of Writtle into westlands and the City Centre. States that traffic is almost at a standstill at the moment and another 2,000 houses will bring the City to a stop.</p>	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>

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<b>PS SA2</b>	Mr Derek Cooley	Raises concern with regard to the dividing of the town (Writtle Parish); states that it is better to develop between the A414 and current village.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
<b>PS SA3</b>	Mrs F L Emmett	States that South Woodham Ferrers is positioned in the bottom of the Crouch Valle and that frequent tidal surges can cause serious flooding, protected only by man-made sea walls. Considers that any further large scale development, on land north of the B1012 would exacerbate an already serious local flood risk problem that exists today.	<p>Comment noted. Effects in respect of flood risk have been identified and assessed within the SA on a site-by-site basis based on the latest flood risk mapping provided by the Environment Agency (see Appendix G). In this regard, North of South Woodham Ferrers has been assessed as having a significant negative effect on flood risk. However, the SA Report highlights (at Appendix I) that the associated site allocation policy requires the use of flood mitigation measures which should help minimise flood risk.</p> <p>No change.</p>
<b>PS SA4</b>	Mr Michael Benning	States that the SA Report includes policies which are purely speculative and based upon the supposition that proposals would improve the infrastructure to cope with the increase.	<p>Comment noted. The draft Local Plan policies seek to ensure that appropriate infrastructure is provided in support of new development and which has been reflected in the SA.</p> <p>No change.</p>
<b>PS SA5</b>	Mrs Linda Morgan	States that infrastructure is not capable of accommodating the kind of development proposed especially when taken into account Tabrums Farm. Raised concern for lack of a crossing from the town centre to health facilities, lack of public transport, flood risk and lack of school funding.	<p>Comment noted. The SA has noted the potential adverse effect on infrastructure associated with strategic-scale development in this area, primarily adverse highway impacts and as result of additional congestion.</p> <p>The SA has also identified a broad range of services and facilities in close proximity to Location 7: North of South Woodham Ferrers. Policy SGS 7, meanwhile, includes requirements for additional infrastructure, including a potential new primary school, health centre and improvements to transport infrastructure including public transport. This is expected to help mitigate any adverse effects associated with this site.</p> <p>No change.</p>

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PS SA6	Mrs Linda Morgan	States that infrastructure does not exist for any development in South Woodham Ferrers of the size proposed. Highlights that there is overwhelming support for no further development in the town or surrounding area.	<p>Comment noted. The SA has identified a broad range of services and facilities in close proximity to Location 7: North of South Woodham Ferrers. Policy SGS 7 also includes a requirement for additional infrastructure, including a new primary school, health centre and improvements to transport infrastructure including public transport.</p> <p>The SA has noted the potential adverse effect on infrastructure associated with strategic-scale development in this area, primarily adverse highway impacts and as result of additional congestion.</p> <p>Reference should also be made to the Chelmsford Infrastructure Delivery Plan (January 2018) for further details.</p> <p>No change.</p>
PS SA7	Dr Reza Hossain	Highlights that the Council states that it wishes to reduce greenhouse gas emissions and congestion but this will be very difficult in the centre of Chelmsford. States that Perth imposed very high car parking charges in the centre of Perth. People who resided in the centre of Perth didn't have to pay the charge, but anyone coming to work or shop or visit had very high car parking charges. Would like to encourage to try to use a Perth model of transportation to really reduce congestion, and increase public transport and cycling/walking.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
PS SA8	Mr William Adshead-Grant (Great Waltham Parish Council)	Identifies that measures to provide sustainable non-car transportation are assumed in the Local Plan to reduce the road infrastructure needed for the planned developments in the growth areas. The adequacy of the road infrastructure as planned will depend on achieving these reductions.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
PS SA9	Mr Keith Francis	Feels that the Local Plan will fail to satisfy an overall Sustainability Appraisal test that is vital for the future of the plan area and the regional context in which it is situated.	<p>Comment noted. The SA Report, which has been prepared in accordance with the SEA regulations, concludes (Section 6.1) that: <i>"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</i></p>



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			<p><i>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."</i></p> <p>No change.</p>
<b>PS SA 10</b>	Mrs Carol McMaster	Suggests that development in South Woodham Ferrers will have a negative effect on biodiversity. States that the proposed site allocation will not integrate sustainably and raises concern for parking provision, GP/healthcare provision, lack of public transport, regeneration and flooding.	<p>Comment noted. With regard to North of South Woodham Ferrers, the SA (at Appendix G) has identified the potential for a significant adverse effect on biodiversity based on the site's proximity to sites designated for nature conservation; however, the associated draft Local Plan policy (Policy SGS7) 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. These measures are expected to minimise the risk of significant negative effect on biodiversity.</p> <p>The SA has demonstrated that the site benefits from good accessibility to public transport and key services and facilities. Further, Policy SGS 7 identifies additional infrastructure to be provided on site including a new primary school, health centre and improvements to transport infrastructure including public transport.</p> <p>No change.</p>
<b>PS SA 11</b>	Mr Matthew Winslow, Basildon Borough Council	No comment.	Noted.
<b>PS SA12</b>	Mr Steve Rogers, Castle Point Council	No comment.	Noted.

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<b>PS SA13</b>	Mrs Mary Dove	With regard to Site 6: Broomfield, states that traffic will increase as a result of people travelling to Broomfield School and the station. Considers that Hammonds Farm is a better alternative as infrastructure (the A12) is already in place and that it is preferential to have a "big build" in one place rather than causing congestion in Chelmsford where there is no infrastructure and no space for improvement.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>The findings of the SA indicate that there is considered to be greater uncertainty with regard to the deliverability of the Hammonds Farm 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) but does highlight that 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.</p> <p>The specific reasons for the selection of Broomfield and for the rejection of Hammonds Farm are set out in Appendix G of the SA Report. This includes capacity issues on the A12</p> <p>No change.</p>
<b>PS SA14</b>	Mr Peter Wyatt	With regard to North of South Woodham Ferrers, states that the Local Plan is not sustainable. Considers that there is no guarantee of any significant infrastructure to support the number of houses that are proposed. Highlights that the new development will be separated from the town of South Woodham Ferrers and that the road will need to be crossed by children attending the school. States that there is a lack of public transport with no improvements and that fluvial flooding and sewerage leakage in parts of the town have not been investigated.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>With regard to North of South Woodham Ferrers, the SA Report (at Appendix G) has demonstrated that the site benefits from good accessibility to public transport and key services and facilities. Further, Policy SGS 7 identifies additional infrastructure to be provided on site including a potential new primary school, health centre and improvements to transport infrastructure including public transport. With regard to flood risk, the site has been assessed as having a significant negative effect. However, the SA Report highlights (at</p>

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			<p>Appendix I) that the associated site allocation policy requires the use of flood mitigation measures which should help minimise flood risk.</p> <p>No change.</p>
<b>PS SA15</b>	Mr Paul Grundy	See response of the North West Parishes Group.	Comment noted. See responses to <b>PS SA45 – PS SA49</b> .
<b>PS SA16</b>	Dr Simon Heffer	Identifies that development at Moulsham Hall is separated from Great Leighs Village. States that there will be effects on the environment, ecology and heritage and impact on landscape, economy, ancient parkland and wildlife habitat. Considers that the site is detached from a local village, and removed from established amenities and that traffic congestion on by-pass will be an issue. States that Hammonds Farm should be developed as an alternative.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>The anticipated effects of development at Moulsham Hall have been assessed within the SA (see Appendix G) and adverse impacts have been identified, including in respect of biodiversity, landscape, transport and heritage.</p> <p>The findings of the SA indicate that there is considered to be greater uncertainty with regard to the deliverability of the Hammonds Farm 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). The specific reasons for the selection of Moulsham Hall and for the rejection of Hammonds Farm are set out in Appendix G of the SA Report.</p> <p>No change.</p>
<b>PS SA17</b>	Ms Angela Thompson	States that greenfield land lost to development should be of Grade 4 and 5 agricultural land quality and not Grade 2.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>

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PS SA18	Mrs Gillian Ketland	States that development of North of South Woodham Ferrers would result in urban sprawl and divide the community. Considers that proposed infrastructure does not meet or support the need of the Local Plan and highlights that there are no proposed improvements to existing rail service. Does not consider that the impact of the proposals on the environment and quality of life of residents has been taken into account.	<p>Disagree. 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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>The SA has, however, appraised the social, economic and environmental effects of the Pre-Submission Local Plan in accordance with the approach set out in Section 4 of the SA Report. This has included an assessment of the proposed development of North of South Woodham Ferrers (see, for example, Section 5.4 and Appendix G of the SA Report).</p> <p>With regards to infrastructure, reference should be made to the Chelmsford Infrastructure Delivery Plan (January 2018) for further details.</p> <p>No change.</p>
PS SA19	Mr Daniel Goodman, Rochford District Council	No comment.	Noted.
PS SA20	Tayler Wimpey Strategic Land	<p>Considers that the Spatial Strategy underestimates the Local Plan's housing needs and the ability of the draft Plan's allocated brownfield sites to meet that need over the plan period. States that the plan does not therefore recognise that there are exceptional circumstances which require the amendment of Green Belt boundaries to accommodate the Local Plan's housing needs - including the allocation of a sustainable urban extension to the south of the Chelmsford at land to the south of Galleywood Road would help meet that need.</p> <p>States that Table NT3 'housing spatial strategy' does not, therefore have a significant positive affect on SA Objective 2 (housing) and should be amended to a significant negative effect. Also considers that the Spatial Strategy is not justified as the Council has failed to adequately consider alternatives to the preferred strategy and that the plan is not positively prepared because it fails to adequately assess both housing need and infrastructure needs to implement its strategy.</p>	<p>Disagree. National planning policy is clear that Green Belts should be protected. The protection of the Green Belt from inappropriate development is an important national and local principle. The Local Plan evidence base supports the principle that Chelmsford's strategic housing and employment development needs can be clearly accommodated without encroaching into the Green Belt. Therefore, no areas of search within the Green Belt are being put forward by the Council as Spatial Options in the new Local Plan.</p> <p>As set out in Section 5.3 of the SA Report, <i>"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</i></p>

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			<p><i>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)."</i> In this context, the findings of the SA in terms of the significant positive effects of the Spatial Strategy on housing are considered to be appropriate.</p> <p>The comment relating to the soundness of the Local Plan principally relates to the Local Plan as opposed to the SA. The Council's response to the main issues raised in comments to the Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
<b>PS SA21</b>	Tayler Wimpey Strategic Land	Repeats <b>PS SA20</b> above. Additionally highlights that national policy sets out that there is no need to include land in the Green Belt which is unnecessary to keep permanently open and that, where necessary, local planning authorities should identify in their plans areas of safeguarded land between the urban area and the Green Belt.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
<b>PS SA22</b>	Tayler Wimpey Strategic Land	Repeats <b>PS SA21</b> .	Please see responses to <b>PS SA20</b> and <b>PS SA21</b> .
<b>PS SA23</b>	Tayler Wimpey Strategic Land	Repeats <b>PS SA21</b> .	Please see responses to <b>PS SA20</b> and <b>PS SA21</b> .
<b>PS SA24</b>	Tayler Wimpey Strategic Land	Repeats <b>PS SA21</b> .	Please see responses to <b>PS SA20</b> and <b>PS SA21</b> .

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PS SA26	Mr Peter Marriage	States that the housing allocation (North of Broomfield) has been cut but the boundary of the village envelope has not been reduced accordingly. Considers that this should be reduced from the west to the line shown for the new hospital approach road to avoid damage to the very important landscape / Pleshey Plateau to the west.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
PS SA27	Ms N Pippen	With regard to West Chelmsford, does not consider that the effects on traffic volume and the assumption that residents will follow transport plans not personal cars are realistic. Also raises concern about the lack of secondary school plans in Writtle.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
PS SA28	Mrs Sarah Clark	<p>Notes that the SA under the 2004 Act has been designed to incorporate the full requirements of European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment' and in particular to provide a summary of assessment against objectives, covering alternatives and secondary/cumulative effects.</p> <p>States that there has been no Local Plan provision option that is alternative to pro-growth and the SA is therefore not legally compliant.</p>	<p>Disagree. The SEA Directive and transposing regulations require the assessment of 'reasonable alternatives'. The NPPF requires that local plans include strategic policies to deliver (inter alia) the homes and jobs needed in the area. In this context, to be considered 'sound' the NPPF sets out (at para 182) that local plans "<i>should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements</i>". In consequence, an alternative 'no growth' option is not considered to be a reasonable alternative and has therefore not be subject to appraisal as part of the SA process.</p> <p>No change</p>
PS SA29	Mrs Sarah Clark	States that the Local Plan plan is contrary to NPPF para 14. Considers that the B1008 cannot accommodate the population growth and the SA Report uses inaccurate population data to make predictions of road capacity which invalids Broomfield as an option.	<p>Disagree. The population data cited in Section 3.4 of the January 2018 SA Report was the latest data available from the Office for National Statistics at the time of publication. The SA has also been informed by traffic modelling prepared in support of the Local Plan.</p> <p>With regards to road infrastructure capacity, reference should be made to the Chelmsford Infrastructure Delivery Plan (January 2018) for further details.</p> <p>No change.</p>



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<b>PS SA30</b>	Mrs Karen Hawkes, South Woodham Ferrers Town Council	States that the entry for Strategic Growth Site 7 in Appendix G under PF36 should be re-worded.	Comment noted. No reasoning has been given for a change of wording, so no change will be made.
<b>PS SA32</b>	Mr John Whitlock	Identifies that the SA Report (at 5.3.13) refers to the earlier SA iteration at the Issues and Options stage, and whilst the then housing targets of Option 2 – 775 dwelling per annum and Option 3 – 930 dwellings per annum can be expected to offer the greatest benefits in terms of housing delivery and economic growth, the lower two option (Options 1 – 657 dwelling per annum and Option 2 – 775 per annum) are preferable in terms of lower negative effects across a number of environmental SA objectives.	Comment noted.  No change.
<b>PS SA33</b>	Mr Michael Petty	States that the development of the Warren Farm site will generate pollution, noise and traffic congestion issues.	Comment noted. Effects on air quality, noise and congestion associated with this allocation have been considered in the site appraisal contained in Appendix G of the SA Report. In this regard, a significant negative effect has been identified in respect of transport; however, the Pre-Submission Local Plan requires measures to enable travel by sustainable modes and improvements to the local and strategic road network which are expected to help mitigate these effects.  No change.
<b>PS SA34</b>	Sarah Grimes, Burnham-on-Crouch Town Council	States that the rail section of the SA Report does not cover the finite sustainable capacity of CVL Railway.	Comment noted. The SA has considered the accessibility of the rail network in appraising proposed site allocations, in accordance with the SA Framework and site appraisal criteria set out in Section 4 and Appendix G of the SA Report.  For further details of forthcoming rail upgrades, reference should be made to the Chelmsford Infrastructure Delivery Plan (January 2018).  No change.
<b>PS SA35</b>	Miss Jessica Davis	Raises concern with regard to traffic impacts along Roxwell Road and whether new services will be provided, when services are currently being cut.	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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.

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			<p>With regards to road infrastructure capacity, reference should be made to the Chelmsford Infrastructure Delivery Plan (January 2018) for further details.</p> <p>No change.</p>
<b>PS SA36</b>	Mrs Teresa Gibson	Agrees with the proposed cycling route from City Centre to Great Waltham. However, raises concern about the traffic impact on Main Road and states that the proposed 450 dwellings in Broomfield should not be increased.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>With regards to road infrastructure capacity, reference should be made to the Chelmsford Infrastructure Delivery Plan (January 2018) for further details.</p> <p>No change.</p>
<b>PS SA37</b>	Mr Phil Bamford, Gladman Developments Ltd	States that the Council should ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected.	Agreed. The SA has been undertaken iteratively alongside and informing the development of the Local Plan. The reasons for the selection of the preferred options and for the rejection of alternatives are set out in Section 5.3 of the SA Report.
<b>PS SA38</b>	Mr Richard Kelly, Croudace Homes	<p>States that the Local Plan is not legally compliant because an adequate SA has not been prepared to assess the proposed Spatial Strategy against the other "reasonable alternatives".</p> <p>Notes that the SA Report confirms at page B79 that the land to the north and east of Rettendon Place (i.e. site reference 15SLAA40) "has not been subject to assessment as part of the SA process" and that 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." States that this approach is flawed as the Council has selected its preferred Spatial Strategy first and then discounted sites (without assessment in the SA) for not complying with that strategy.</p>	<p>Comment noted. The decision to progress Spatial Strategy Option 1 reflects the objective to focus development within the top two tiers of the settlement hierarchy.</p> <p>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.</p> <p>No change.</p>

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		Considers that the SA's reasoning that the land at Rettendon Place is not a "reasonable alternative" is wrong and highlights that this site was included in two of the three Spatial Options at the Issues & Options stage and that the land to the north and east of Rettendon Place must therefore be a realistic option considered by the plan-maker (and therefore a reasonable alternative), otherwise why was it included in two of the three Spatial Options at the Issues & Options stage.	
<b>PS SA39</b>	Stonebound Properties Ltd	Requests that promoted site (CFS154) Land to the South of Brooklands should be considered as a reasonable alternative in the SA.	Agreed. CFS154 has been assessed as a reasonable alternative. Please refer to Section 3.4 of the SA Addendum.
<b>PS SA40</b>	Tritton Family Trust	<p>Considers that site SGS5A Great Leighs - Land at Moulsham Hall fails to conform with the priorities, vision, principles and strategy stated, citing landscape and accessibility concerns. With regards to G40 - Great Leighs - 17SLAA21, 17SLAA22, 17SLAA23, 17SLAA24, 17SLAA26, considers the rationale made for rejection of these sites to be significantly flawed. States that they are in close proximity to the existing village centre of Great Leighs, are on the eastern side of the by-pass and comply better with the Spatial Principles and Spatial Strategy. Also states that these sites are better located from a landscape perspective.</p> <p>States that no assessment appears to have been made of the supporting information on ecology, landscaping and transport matters submitted as part of the development of these sites. No consideration has been given to the fact that these sites plan for an extension along the principles of a Garden village i.e. with a new primary school, neighbourhood facilities and new spine road to Boreham Road and the village.</p>	<p>Comment noted. This response principally relates to the Local Plan and supporting evidence base as opposed to the SA. The Council's response to the main issues raised in comments to the Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan. The reasons for the selection and rejection of these sites in set out in Appendix G of the SA Report.</p> <p>Developer supplied information was reviewed in preparing the SA of the Pre-Submission Local Plan and the SA updated where necessary.</p> <p>All of the 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, as per the approach set out in Section 4.3 of the 2018 SA Report. In all instances, the methodology has been applied consistently to all sites. It would be inappropriate to accept mitigation proposed by a developer as site submissions received by the Council during the preparation of the Local Plan are accompanied by proposals of differing level of detail and commitment. In addition, there are no certainties that proposals made in regard to mitigation at the site allocation stage will become fact, prior to consideration through the planning application process. To ensure all sites are considered in the same manner, mitigation proposals are therefore excluded from the site appraisal and SHLAA process. However, where factual (baseline) information has been provided by developers, this has informed the SA.</p>

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			No change.
<b>PS SA41</b>	Mr Edward Baldock	Is astonished that the Local Plan fails to consider the effects of the increasing use of electrically powered vehicles and driverless vehicles.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
<b>PS SA42</b>	Mrs Mary Rance	States that site CFS81 (17SLAA32) is partly a brownfield site and its location, in close proximity to Boreham, does not constitute isolated development in the countryside. States that it is perfectly feasible to walk or cycle into the village from the site along a very short stretch of road which mainly encompasses the bridge over the A12 trunk road and that the site is as close as many of the other residential properties within the village to the services of the village and public transport. Considers that for the Specialist Residential Accommodation use, the site location is absolutely appropriate, it will make best use of a brownfield site and will provide a sustainable form of development meeting a dire, identified need.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>The SA identified the potential for a minor negative effects on the local landscape, noting that the site is partially brownfield and that there is the potential for development to be in keeping with the local landscape. Access is also scored as a minor negative, noting the site's close proximity to a bus stop and that whilst Waltham Lane is a narrow road, there is the potential for limited scale development.</p> <p>No change.</p>
<b>PS SA43</b>	Seven Capital Plc	<p>States that in light of the transitional arrangements and the timescale for submission of the Local Plan for examination, the emerging Local Plan should be employing the Government's standard methodology for housing targets/requirements across the plan period, with any departure fully insisted, in accordance with Paragraph 61 of the draft NPPF. States that this hasn't been considered as part of the SA.</p> <p>Also states that the Council has failed to consider all reasonable alternatives for the delivery of housing as the housing requirement for Eastwood House Car Park should be stated as a minimum.</p>	<p>The approach used to calculate the OAN is a matter for the Local Plan. The Council's response to the main issues raised in comments to the Pre-Submission Consultation Document will be included in a separate document which will accompany the Submission Local Plan.</p> <p>All sites within the SA are assessed on the basis of an estimated capacity. In the case of Eastwood House (Car Park) Glebe Road, the site has been assessed as having capacity for 100 dwellings, scoring a significant positive against SA Objective 2. If the wording were amended to reflect a minimum housing level, this would not materially affect the performance</p>

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			of the site for the purposes of the SA as a significant positive effect has already been identified.  No change.
<b>PS SA44</b>	Katie Parsons, Historic England	Identifies that Historic England has published guidance which may be helpful. States that the SA objectives and guide questions that comprise the SA Framework are generally appropriate and welcome particularly SA Objectives 13 and 14.  States that the key sustainability issues relating SA Objective 13 outlined on page 65 of the SA Report are appropriate and reasonable.	Comments noted.
<b>PS SA45</b>	Lynn Ballard, North West Parishes Group	Notes that the SA identifies that greenfield land will be required to accommodate strategic growth sites and that this will have an overall negative impact on the land/landscape/townscape. States that this is particularly relevant to the proposed extension of West Chelmsford (SGS2). Also notes that a negative effect on waste and resources has been identified due to the location of the site being within a Minerals Safeguarding Area.  Considers that there are significant impacts on landscape and environment as a result of the proposed development, which will also have significant challenges in terms of infrastructure delivery and sustainable travel. States that there are not adequate mitigation measures secured in the planning policy to address these considerations and as such, if the Plan had been justified in giving adequate consideration to alternative sites for development, the relative impacts of this site would have been suitably considered. Contents that it is therefore the case that alternative sites, where these are located close to existing infrastructure and in locations better able to accommodate additional growth in a sustainable manner, would be more suitable for this growth than the extension to the West of Chelmsford.	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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.  No change.
<b>PS SA46</b>	Lynn Ballard, North West Parishes Group	Has concerns relating to the loss of higher grade agricultural land over Green Belt land, Green Wedge and Green Corridors and states that the Council should have undertaken a Green Belt review. Considers that without mitigation, the impact of the proposed growth could place	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 Pre-Submission Consultation Document will be

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		<p>pressure on key services and facilities.</p> <p>Notes that effects identified in the SA are deemed to be minimised through the characteristics of individual sites and also the delivery of development in/adjacent to urban areas and Key Service Settlements, which have greater capacity in terms of their sustainability to receive growth. Considers that there is inconsistency in the definition of these Key Service Settlements; although they are treated similarly in terms of the amount of development they should or could accommodate, the settlements themselves considerably vary in terms of the existing scale and facilities, therefore the increase in growth is not of the same or comparable impact.</p> <p>Also raises concerns regarding adverse effects on the environment and whether these can be mitigated as implied by the SA.</p> <p>Questions whether the level of housing is right and the extent to which this will need to be altered again in the context of a change in the means of calculation of housing figures.</p>	<p>included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
<b>PS SA47</b>	Lynn Ballard, North West Parishes Group	<p>Raises concern with regard to development of North East Chelmsford (SGS4) in terms of the scale and nature of development and the delivery challenges of this, the sustainability impacts of the development (as the site is located within a Minerals Safeguarding Area) and impact on cultural heritage. States that there are considerable impacts as a result of this proposed development, which are not reflected in the Local Plan.</p> <p>States that significant risks in terms of the delivery of this site and the associated required infrastructure are not fully reflected in this SA.</p>	<p>Disagree. The appraisal of this site presented in Appendix G to the SA Report has identified a range of potential effects associated with this proposed site allocation.</p> <p>The Council is confident that the allocated site can be delivered at an appropriate point within the plan period having regard to the likely planning impacts. Policy SGS 4, meanwhile, includes requirements for appropriate re-phasing of minerals extraction and restoration and Minerals Resource Assessment and measures to mitigate the impact of the development.</p> <p>No change.</p>
<b>PS SA48</b>	Lynn Ballard, North West Parishes Group	<p>Suggests that development at Hammonds Farm (and other sites) could be in addition to that at North East Chelmsford (rather than instead of) to spread the burden of growth.</p> <p>States that Hammonds Farm is close to the proposed train station and this fact has not been adequately reflected in terms of sustainability.</p>	<p>Disagree. The proximity of the Hammonds Farm site to existing and proposed infrastructure was considered in the appraisal of the associated spatial strategy option (see Appendix F of the 2017 SA Report). At Appendix F of the 2018 SA Report it states: <i>"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</i></p>

Ref	Consultee	Consultee Response Summary	Response/Action
		<p>Also highlights that the evidence provided by the promoters of this site deems the A12 to have capacity to accommodate development.</p> <p>Objects to the rejection of the Hammonds Farm site, particularly in light of the consultation responses received in support of its development.</p>	<p><i>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."</i></p> <p>The reasons for rejection of Hammonds Farm are set out in Appendix F and Appendix G of the SA Report. This includes greater uncertainty with regard to the deliverability of the Hammonds Farm alternative (related to, inter alia, the transportation infrastructure requirements necessary to bring forward a new settlement at Hammonds Farm and to ensure connectivity with the Chelmsford Urban Area).</p> <p>No change.</p>
<b>PS SA49</b>	Lynn Ballard, North West Parishes Group	Opposes the reasons for Hammonds Farm being rejected as a site allocation. States that the site should be reconsidered as a sustainable location for growth which would reflect the wider aspirations of the Local Plan.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
<b>PS SA50</b>	Eastern Approach Investments Ltd	Requests that site CFS137 should be assessed as a reasonable alternative for employment within the SA.	<p>Disagree. CFS137 is not considered a reasonable alternative as the developable area is within the Green Belt.</p> <p>No change.</p>
<b>PS SA51</b>	North West Chelmsford Community Group	States that the data the GTAA 2016 is based upon fails to demonstrate up to date cross-authority target setting. Contends that the data and the report cannot be fully relied upon.	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>No change.</p>
<b>PS SA52</b>	North West Chelmsford Community Group	Repeats <b>PS SA51</b> .	Please see responses to <b>PS SA51</b> .



Ref	Consultee	Consultee Response Summary	Response/Action
<b>PS SA53</b>	Bellway Homes	<p>Considers that the rationale for the selection of Growth Site 5a is unsupported and inaccurate. Considers that this site does not conform or align well with the Strategic Priorities, Vision, Spatial Principles and Spatial Strategy, that is divorced from the settlement and that development will require additional vehicle/pedestrian connections.</p> <p>Disagrees with the findings of the SA which considers that there are no overriding physical constraints to bringing forward the allocation in this location. States that the site is divorced from the settlement, severed by the A131 and that delivering a new housing development in this location will require the creation of a number of pedestrian, cycle and vehicular connections across the A131 into the village to encourage community cohesion.</p>	<p>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 Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>The Council is, however, confident that the allocated site can be delivered at an appropriate point within the plan period having regard to the likely planning impacts. Policy SGS 5a, meanwhile, recognises that good connections exist between the site and the existing village of Great Leighs e.g. via a pedestrian/cycle footbridge and underpass and that these should be utilised and improved by the new development.</p> <p>No change.</p>
<b>PS SA54</b>	Bellway Homes	<p>Contests the conclusion to reject CFS120. States that CFS120 is situated immediately adjacent the Great Leighs settlement boundary, within walking distance from two bus routes, village services such as the shop, post office and playing fields and immediately adjacent to the primary school. Considers that site CFS120 is better located than the preferred sites within Great Leighs.</p> <p>Notes that the SA considers Site CFS120 to be adjacent to areas considered to be of high landscape sensitivity, when compared to sites 5b and 5c. States that the conclusion makes no reference to Site 5a. Referring to the Council's Landscape Sensitivity and Capacity Assessment – Additional Site Assessments (November 2017) Figure 3.2 it is apparent that Site 5a, a preferred location for development in the Local Plan, lies immediately adjacent a landscape of high sensitivity. In addition to this Site 5a appears to encompass parcels of high landscape sensitivity, where site CFS120 does not.</p> <p>Considers that it is therefore unclear how the Council reached its conclusion without recognising the possible landscape impact of Site 5a.</p>	<p>Comment noted. This response principally relates to the Local Plan and supporting evidence base as opposed to the SA. The Council's response to the main issues raised in comments to the Pre-Submission Consultation Document will be included in a separate document which will accompany the submission of the Local Plan.</p> <p>The Council considers, however, that overall the site performs less well than the preferred site against the Spatial Strategy and Spatial Principles, for example it is less well connected to the strategic road network and closer to the SSSI. More information is set out within Appendix G of the Pre-Submission SA Report.</p> <p>No change.</p>
<b>PS SA55</b>	North West Chelmsford Community Group	<p>States that it is not apparent within the SA that it has been updated to take account of the fact that the Gravel Pit bus stop is no longer present and there is no bus service.</p>	<p>Disagree. Appendix G of the SA Report identifies a minor negative effect for GT1 Drakes Lane against SA Objective 6, which is correct in the absence of the Gravel Pit bus stop.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
			No change.
<b>PS SA56</b>	North West Chelmsford Community Group	Notes that the SA Report demonstrates that site GT1 will create a number of minor negative effects and significant negative effects. Queries whether the sustainable living and revitalisation, health and well-being and transport scoring of the site will fall further in the complete absence of public transport following the closure of the Gravel Pit bus stop and service is taken into account.	Disagree. Appendix G of the SA Report identifies a minor negative for GT1 Drakes Lane against SA Objective 6, which is correct in the absence of the Gravel Pit bus stop.  No change.
<b>PS SA57</b>	North West Chelmsford Community Group	Repeats <b>PS SA56</b> .	Please see responses to <b>PS SA56</b> .
<b>PS SA58</b>	Cliffords Ltd	Requests that site CFS212/Land at Saxon Way be appraised.	Comment noted. This site has been assessed as a reasonable alternative. The name given to the site in the assessment is 'Land adjacent to Campion Farm, Saxon Way, Broomfield'. The assessment is set out in Appendix G, page G18 of the SA Report.  No change.
<b>PS SA59</b>	Cliffords Ltd	Requests that Site CFS125 should be assessed as a reasonable alternative for employment as it is considered a sustainable location for development.	Agreed. CFS 125 has been assessed as a reasonable alternative. Please refer to Section 3.3 of the SA Addendum.
<b>PS SA60</b>	Jessica Dawson, Great and 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	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
		<p>butts onto these in at least two places. Considers that light, noise and air pollution will impact on these sites.</p> <p>With regard site PF33/34 (Moulsham Hall and Great North Leighs), the respondent notes the assessment findings.</p> <p>Considers that the findings of the SA indicate that the sites East of Main Road and North East of Banters 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.</p>	
<b>PS SA61</b>	Cogent Land	<p>Relates to alternative site at Boreham (Land SE of Lion Inn). A Sustainable Development Scorecard Report has been produced to summarise the analysis and demonstrate that the proposals show a high level of agreement with the NPPF, aiding the case for the allocation of the site. This will contain additional background on the Scorecard methodology and assessment process to ensure the analysis is given due weight by Chelmsford City Council. Added as attachment.</p>	<p>Comment noted. Information set out in the sustainability scorecard has been given due consideration. No significant information was identified as such the appraisal remains unchanged.</p>
<b>PS SA62</b>	The North East Chelmsford Garden Village Consortium	<p>The Consortium has no substantive comments on the SA Report and recognises that the iterative nature of the SA process has been undertaken in accordance with best practice.</p> <p>With regard to Strategic Growth Site 4 (North East Chelmsford), and the assessment set out at pages 597/598 of the SA Report, the Consortium notes the likely significant effects identified in the commentary, and in particular that SA Objectives 1 (Biodiversity), 2 (Housing), 3 (Economy), 4 (Sustainable Living and Revitalisation), 5 (Health and Wellbeing), 6 (Transport) and 11 (Climate Change) are now appraised as being positive or significant positive. States that this compares well with other major strategic allocations, and also in comparison to potential alternative strategic sites such as Hammonds Farm (CFS83). In particular, the Consortium notes, with regard to Hammonds Farm, that the rationale for its rejection states that "This site compares less well with Location 4 (NE Chelmsford) and the Spatial Principles and Spatial Strategy of the PSLP, in particular by not respecting the existing pattern of settlements or</p>	<p>Comment noted.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
		<p>locating development in well-connected locations". The Consortium concurs with this assessment and considers that the SA has been undertaken on an objective basis. Furthermore, the Consortium considers that its continuing masterplanning work will be able to mitigate the potentially significant negative effects identified in the SA Report regarding Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape).</p> <p>The Consortium concurs with, and supports, the overall appraisal of Growth Area 2 – North Chelmsford, set out at paragraphs 5.4.12-5.4.19 of the SA Report, and the reasons for the selection of Strategic Growth Site 4 set out on page 461 of the Report</p>	
<b>PS SA63</b>	Ms Kate Ginn, Natural England	States that Natural England broadly supports the methodology used in the SA and is generally supportive of the proposed indicators for monitoring purposes, acknowledging the positive amendments made in line with its previous consultation response dated.	Comment noted.
		<p>Recommends that a further indicator is added to the monitoring framework. The following wording is suggested:</p> <p>'Number of planning approvals leading to loss of 'best and most versatile' (BMV) agricultural land (i.e. that classified as Grades 1, 2 and 3a land within the Agricultural Land Classification (ALC) system).'</p>	Agreed. This indicator has been included in the monitoring framework contained in the SA Report Addendum.
		Advises that the Key Sustainability Issues for Biodiversity and Green Infrastructure should include the need to protect designated sites from increased recreational pressure.	<p>Comment noted. The SA has now reached an advanced stage and as such, the amendment to the key sustainability issues proposed in this response is not considered to be appropriate and would not be expected to materially affect the outcome of the appraisal in any case.</p> <p>No change.</p>
		Proposes an additional guide question and an amendment to an existing guide questions under the Biodiversity and Green Infrastructure SA objective.	Comment noted. The SA has now reached an advanced stage and as such, the amendments to guide questions that comprise the SA Framework as proposed in this response are not considered to be appropriate and would not be expected to materially affect the outcome of the appraisal.

Ref	Consultee	Consultee Response Summary	Response/Action
			No change.

## **Appendix B**

# **Assessment of the Significance of the Proposed Modifications**

## Main Modifications

This schedule sets out the main modifications to the Chelmsford Pre-Submission Local Plan proposed by the Council; the paragraph and policy numbers refer to the submitted Local Plan. New text is shown as underlined. Deleted text is shown as ~~struckthrough~~. Actions are shown in *italic*.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
MM1	1.5	<p><i>Amend para 1.5:</i></p> <p>This <del>new</del> Local Plan will outline the strategic priorities and long-term vision for Chelmsford and identify locations for delivering housing and other strategic development needs such as employment, retail, leisure, community and transport development. It contains a Spatial Strategy to deliver this vision. This <del>will</del> <u>Plan sets</u> out the amount and location of new development, and how places will change and be shaped throughout the Local Plan period and beyond.</p> <p><i>Add to end of para 1.5:</i></p> <p><u>The Local Plan together with the adopted Minerals and Waste Local Plans and any adopted Neighbourhood Plans form the development plan for the area. Planning applications will be determined against the Development Plan, unless material considerations deem otherwise. The Local Plan policies should be read as a whole and alongside the National Planning Policy Framework (NPPF).</u></p> <p><u>The Local Plan supersedes previous Development Plan Documents and Policies. A schedule of these is included at Appendix # of this document.</u></p> <p><u>The Local Plan includes site allocation policies for future development including Strategic Growth Sites and Growth Sites. All site allocation policies within the Local Plan are also classified as Strategic Policies.</u></p> <p><i>Insert a new Appendix #: Schedule of Superseded Documents and Policies (as set out in Annex 1).</i></p>	For clarity and effectiveness for the purpose of the policies in the Local Plan and to comply with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012	No. The main modification relates to supporting text and is for clarification. As such, it is not considered significant for the purposes of the SA.
MM2	Paras 2.25, 7.18, 7.232	<i>Delete reference to Green Corridor(s) and make the consequential grammatical amendments to paragraph 2.25, 7.18 and 7.232</i>	To ensure the Plan is justified, the Green Corridor designation is to be	No. The main modification relates to supporting text. The



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
			deleted from the Plan. (See also MM71, MM73, MM74, MM75 and MM76 where policy changes are to be made)	implications of the removal of Green Corridors for the SA are considered in respect of the relevant policies below.
MM3	Strategic Priority 7	<i>Amend title to:</i> <b>Strategic Priority 7 – Protecting and enhancing the Natural, Historic Environment, <u>and</u> the Green Belt and valued landscapes</b>	To ensure the Plan is justified, the valued landscapes designation/reference is to be deleted from the Plan. (See also MM4 and MM13 where other policy changes are to be made)	No. The main modification relates to the Strategic Priorities for the Local Plan which are captured in the Spatial Principles that have been subject to SA. No implications for the findings of the SA are anticipated.
MM4	Policy S1 and paras 4.4 - 4.18	<i>Amend Policy S1 as follows:</i> <b><del>The Council will apply the following guiding Spatial Principles to deliver the Strategic Priorities and Vision in order to underpin the Spatial Strategy:</del></b> <b><u>The Council will require all new development to accord with the following spatial principles where relevant:</u></b> <ul style="list-style-type: none"> <li>• <b>Maximise <del>Optimise</del> the use of suitable previously developed land for development</b></li> <li>• <b>Continue the renewal of Chelmsford City Centre and <u>its</u> the Urban Area</b></li> <li>• <b>Locate development at well-connected <u>and</u> sustainable locations</b></li> <li>• <b>Locate development to avoid or manage flood risk</b></li> <li>• <b>Protect the Green Belt</b></li> <li>• <b><del>Protect and enhance</del> <u>Respect</u> the character <u>and appearance of</u> <u>landscapes and the built environment</u>, <del>of valued landscapes,</del> <u>heritage and preserve or enhance the historic environment and biodiversity</u></b></li> <li>• <b><del>Respect the pattern and hierarchy of existing settlements</del> <u>Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements</u></b></li> <li>• <b>Ensure development is deliverable</b></li> <li>• <b>Ensure new development is served by necessary infrastructure</b></li> </ul>	To provide clarity for decision making. It also ensures effectiveness and consistency with other policies. There are also consequential changes to the reasoned justification following changes to Policy S1 and to clarify implementation of the policy.	No. The main modification provides clarity for decision making and ensures consistency with other policies. The amendments would not have implications for the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<ul style="list-style-type: none"> <li>• <b>Use development to secure new infrastructure <u>Utilise existing and planned infrastructure effectively</u></b></li> <li>• <del><b>Plan for the longer term</b></del></li> </ul> <p><i>Rename or delete titles in reasoned justification to reflect changes to Policy S1.</i></p> <p><i>Add final sentence to paragraph 4.4:</i>  <u>They will be applied as relevant to all development proposals and related applications.</u></p> <p><i>Replace para 4.13 with:</i>  <u>Chelmsford contains a number of rich and varied landscapes and new development proposals will need to respect their character and appearance and their role for wildlife and increasing biodiversity. The river valleys where they permeate into Chelmsford's Urban Area have a unique role and function and are identified as the Green Wedge. New development proposals will also need to respond to the character and appearance of the built environment in particular to preserve or enhance the historic environment.</u></p> <p><i>Delete paragraph 4.18</i></p>		
MM5	Policy S2 and paras 5.4-5.6	<i>Delete Policy S2 and paragraphs 5.4-5.6</i>	This policy and reasoned justification is to be removed to ensure there is consistency with national planning policy and effectiveness of the plan. It was based on the 'model policy' which is no longer a requirement for Local Plans.	Yes. Whilst Policy S2 is no longer a requirement for local plans, its deletion may have implications for the findings of the SA.
MM6	Policy S4 and paras 5.15-5.17	<i>Delete Policy S4 and paragraphs 5.15-5.17</i>	This policy and reasoned justification is to be removed as it does not provide a clear purpose or indication of how this policy can be applied to decision making when reacting to a development proposal. Change ensures the plan is effective.	Yes. The deletion of Policy S4 may have implications for the findings of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
			See also MM13.	
MM7	Policy S5 5.18-5.25	<p><i>Amend Policy S5:</i></p> <p><b>The Council will <del>protect</del> <u>conserve</u> and <del>where appropriate</del> <u>enhance the historic environment recognising the positive contribution it makes to the character and distinctiveness of Chelmsford through the diversity and quality of heritage assets. This includes wider social, cultural, economic and environmental benefits.</u></b></p> <p><b>The Council will designate and keep under review Conservation Areas in order to <del>protect</del> <u>preserve</u> and <del>where opportunities arise</del> <u>enhance their special architectural or historic interest and will seek to protect and enhance the character and setting of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.</u></b></p> <p><b><u>The Council will conserve and where appropriate enhance the character and setting of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on preserving and where appropriate enriching the social, cultural, economic and environmental benefits that these heritage assets provide.</u></b></p> <p><b><u>The Council maintains a buildings at risk register which includes designated and non-designated heritage assets. The Council will seek their protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement.</u></b></p> <p><b><u>When assessing applications for development, there will be a presumption in favour of the Council will place great weight on the preservation and or enhancement of designated heritage assets and their setting. The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future protection preservation and where appropriate enhancement, as appropriate to their significance. Policy HE1 sets out how the</u></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification ensures consistency with national policy in respect of the historic environment. Policy S5 has already been assessed as having a significant positive effect on cultural heritage (SA Objective 13) and, whilst important for alignment with the national policy, the proposed amendments would not affect this conclusion.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b><u>Council will consider proposals affecting the different types of designated heritage assets and their significance.</u></b></p> <p><b><u>The Council will seek to protect conserve and where appropriate enhance the significance of non-designated heritage assets and their settings, including which includes buildings, structures, features, gardens of local interest, and protected lanes and archaeological sites. Policy HE2 sets out the Council's approach to the protection and retention of these assets. Chelmsford contains a number of sites of archaeological importance. As set out in Policy HE3, the Council will seek the preservation and where appropriate the enhancement of sites and their setting of archaeological interest.</u></b></p> <p><i>Replace paras 5.18-5.25 with:</i>  <u>Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance and for their contribution to the special character Chelmsford. Within Chelmsford's administrative area there are 1,010 listed buildings. There are also 25 Conservation Areas, 19 Ancient Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map. With the exception of Conservation Areas these Designated Heritage Assets are identified within the National Heritage List for England.</u></p> <p><u>Buildings are listed on the basis of their special architectural or historic interest. These buildings are subject to special planning controls over their demolition, partial demolition, alteration or extension in any manner which affects their special character. Within Chelmsford there are a high number of timber frame buildings from the fourteenth-seventeenth centuries reflecting the property of area in this period and displaying vernacular building techniques, notably within the rural areas and village centres, such as Stock, Writtle, Boreham and Great Waltham. The survival of vernacular buildings across the administrative area contributes to its distinctiveness. There are 64 Grade I and II* listed buildings, including medieval parish churches, structures at Pleshey Castle, Henry VIII's palace at New Hall, country houses (such as Langleys,</u></p>		

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>Leez Priory and Boreham House) and exceptionally complete timber frame buildings.</u></p> <p><u>Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. Conservation Areas are defined and designated by the Council. They are areas of special architectural or historic interest where the Council has a statutory duty to preserve or enhance their character or appearance. The Council will produce character appraisals and management plans for its Conservation Area. 5 Conservation Areas cover the City Centre, 17 historic village centres, St Johns Hospital and John Keene Alms houses and are designated for their special character.</u></p> <p><u>The Chelmer and Blackwater Navigation is also designated as a Conservation Area. This historic waterway, which extends through Braintree and Maldon districts, resulted in Chelmsford's expansion and development as an industrial centre from the late eighteenth century. It is significant for its structures, including 13 locks, landscape character, leisure and recreational value.</u></p> <p><u>There are 6 Registered Parks and Gardens, including 800m long Avenue at New Hall, the rare 'canal' water feature at Boreham House and the Humphry Repton landscape at Hylands Park. The public parks at Hylands and Danbury have an important role in the distinctness of Chelmsford and social well-being. They also contribute to the local economy through organised events and formal and informal recreation. The Council recognises that Registered Parks and Gardens should be protected.</u></p> <p><u>Archaeological and/or historical features represent a finite and non-renewable resource that are vulnerable to damage and destruction. Any works to Scheduled Monuments require the consent of the Secretary of State. There are 19 Scheduled Monuments, including a number of moated sites, Roman villas, the Iron Age Hillfort at Danbury, the late twelfth century earthwork castle at Pleshey and medieval salt works at South Woodham Ferrers. The Essex Site and Monument Record records over 2,500 archaeological sites in Chelmsford.</u></p>		

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>In addition to designated heritage assets, Chelmsford has many non-designated assets which are worthy of protection and conservation for their architectural, townscape, landscape or historic interest. The Council will continue to update a list of heritage assets which have local value. This is titled Buildings of Local Value and includes buildings, structures or features of local architectural or historic interest which make a positive contribution to their locality. 509 buildings are included on the current list of Register of Buildings of Local Value, and 12 sites identified on the Inventory of Design Landscapes of Local Interest prepared by the Essex Gardens Trust. Both the designated and non designated heritage assets reflect the expansion of Chelmsford as a manufacturing and technology centre in the early twentieth century, when Hoffmans, Marconi, Crompton's were located in the town.</u></p> <p><u>The Council maintains a buildings at risk register (including designated and non-designated heritage assets) and proactively works to seek their protection and conservation. Sustaining appropriate uses is part of a strategy to ensure their conservation and their economic contribution. The 2019 at risk register includes 12 entries. In determining planning applications, the Council will take account of the desirability of sustaining and promoting opportunities to enhancing the significance of both designated and non-designated assets and their setting.</u></p> <p><u>There are a number of country lanes and byways which are of historic and landscape value, and which make an important contribution to the rural character of certain areas, as set out in the Essex County Council Protected Lanes Studies. The Council intends to protect these lanes and byways by preserving, as far as possible, the trees and hedgerows, banks, ditches and verges which contribute to their character, and by resisting development proposals which have a detrimental effect upon them.</u></p> <p><u>The role of historic assets can also contribute towards the area's wider green infrastructure network, to local character and distinctiveness, and the economy. The council will seek opportunities to promote the local</u></p>		

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<u>distinctiveness of Chelmsford through heritage interpretation, blue plaques and public art.</u>		
MM8	Policy S6 and para 5.27, 5.31 and 5.33	<p><i>Amend second para of Policy S6:</i></p> <p><b>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 <u>including water resources</u>, and climate change adaptation.</b></p> <p><i>Add to end of Policy S6:</i></p> <p><b><u>The Council will ensure that new development seeks to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.</u></b></p> <p><b><u>The Council will seek to minimise the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) to major new development.</u></b></p> <p><b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><b><u>Where appropriate, contributions from proposed residential developments will be secured towards recreational mitigation measures at Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR).</u></b></p> <p><i>Add new para after 5.27:</i></p>	To ensure the policy is effective and is consistent with national policy.	<p>Yes. The main modification introduces specific reference to minimising the loss of best and most versatile agricultural land, RAMS and contributions in respect of Hatfield Forest which is likely to have implications for the appraisal of Policy S6 in respect of biodiversity (SA Objective 1) and land use and soils (SA Objective 2).</p> <p>The other amendments will further enhance the already significant positive contribution the policy makes to conserving and enhancing the natural environment and in this regard, would not have implications for the findings of the SA.</p>



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>New development should minimise pollution on the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and nature conservation.</u></p> <p><i>Add new penultimate sentence to para 5.31:</i>  <u>In addition, new development should seek to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.</u></p> <p><i>Add two new paras after 5.33:</i>  <u>Natural England and the National Trust is formulating a package of on-site Strategic Access Management Measures (SAMM) for the Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). The SAMM will describe a range of mitigation measures available to offset the recreational impacts from proposed new housing development within the Hatfield Forest Zones of Influence. Ahead of the SAMM being finalised, financial contributions may be sought towards mitigation measures on larger residential development proposals of 50 or more units in consultation with Natural England and the National Trust. At this stage, a small area in the north-west of CCC's administrative area falls within the Zone of Influences. None of the residential site allocations allocated within this Local Plan are within these Zones of Influence.</u></p> <p><u>The Council recognises the importance of the best and most versatile agricultural land. This is defined as Grades 1, 2 and 3a, by the Department of Environment, Farming and Rural Affairs (DEFRA), and is recognised as a national resource for the future. Effective use of brownfield land of low environmental value will be encouraged to minimise the loss of higher quality agricultural land. Furthermore the Council will seek the provision of high quality green infrastructure will protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost.</u></p>		
MM9	Policy S8	<p><i>Amend Policy S8 as follows:</i></p> <p><b>The Council will make provision for the following new development requirements:</b></p>	Part A – Text is deleted and table moved to Reasoned Justification as it does not provide a clear purpose or	Yes. The main modification includes a minor decrease in the number of new homes to be

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b>A. HOUSING</b>  <b>In order to meet the full objectively-assessed housing need 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.</b>  <del>Housing completions and outstanding commitments total 11,408 new homes. To ensure flexibility in delivery and help significantly boost housing supply over the Plan period, the Local Plan provides for a total of 21,893 new homes. This represents nearly 20% more homes than the total objectively assessed housing need.</del></p> <p><i>Delete the housing table from the policy and move to the supporting text.  Delete the other tables from the policy</i></p> <p><b><i>B: Employment and Retail:</i></b>  <i>Delete first para and replace with:</i>  <b><u>In order to meet the forecast growth in total employment of 725 jobs per annum in 2013-36, the plan allocates development sites to accommodate a minimum of 55,000 sqm of new business floorspace (Use Classes B1-B8), in addition to existing commitments.</u></b></p> <p><i>Amend second para:</i>  <b><u>Provision is made to meet the need for additional In order to meet future convenience retail floorspace of growth, the plan makes provision for 11,500 sq m of floorspace either within the City Centre or Designated Centres within Chelmsford's Urban Area and additional convenience retail floorspace of 1,900 sq m at South Woodham Ferrers.</u></b></p>	<p>indication of how this policy can be applied to decision making when reacting to a development proposal. Therefore, this is not a policy requirement. Change ensures the plan is effective.</p> <p>Part B – Text changes ensure the Local Plan is positively prepared, aligns employment land need and provision with the plan period, 2013-36 (as the previous version considered the period 2014-36). It also makes clear that objectively assessed need relates to employment land (the need is derived from the forecast job growth of 725 jobs per year, which is not an objectively assessed need for development in the meaning of the NPPF and PPG).</p> <p>It also clarifies the provision for 11,500sq m floorspace in line with the Retail Capacity Study 2015.</p>	<p>provided over the plan period, from 21,893 to 21,843. Whilst this is unlikely to materially affect the conclusions of the SA, for completeness and on a precautionary basis, it has been taken forward for detailed appraisal.</p>
MM10	6.7 to 6.9, Strategic Policy S15 Monitoring and Review, 6.90 and 6.91	<p><i>Delete paras 6.7 to 6.9</i></p> <p><i>Delete final sentence of Policy S15</i></p> <p><i>Delete paras 6.90 and 6.91</i></p>	<p>This text is not relevant for this Local Plan due to transitional arrangements under the NPPF</p>	<p>No. The main modification relates to supporting text and as such, is not considered significant for the purposes of the SA.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?												
MM11	6.11, 6.12, 6.13, 6.14 and 6.16	<p><i>Amend para 6.11 as follows:</i></p> <p>When taking the supply buffer into account, provision is made for a total of <del>21,893</del> <u>21,843</u> new homes in the period 2013-2036. When considering existing housing completions (<del>3,090</del> <u>5,348</u>), <u>existing sites with planning permission and a windfall allowance for the period 2019 - 2024 (5,399+317), existing commitments with and without planning permission (8,098 + 220), and a windfall allowance of 1,200 for 2024-2036, 20223-36 (1,4300), the residual New Local Plan Allocations requirement</u> for the period to 2036 is <del>9,085</del> <u>9,579</u> new homes:</p> <table><tr><td>Housing Completions 2013-20179</td><td>Net new homes <del>3,090</del> <u>5,348*</u></td></tr><tr><td><del>Existing Commitments</del> <u>Sites with planning permission (excludes new Local Plan sites) (including windfall allowance for the period 20179 – 224)</u></td><td><del>8,098</del> <u>5,716</u></td></tr><tr><td>SUB-TOTAL</td><td><del>11,408</del> <u>11,064</u></td></tr><tr><td>New Local Plan Allocations</td><td><del>9,085</del> <u>9,579</u></td></tr><tr><td>Windfall allowance (20224-36)</td><td><del>1,400</del> <u>1,200</u></td></tr><tr><td>TOTAL SUPPLY</td><td><del>21,893</del> <u>21,843</u></td></tr></table> <p><i>*It should be noted that for the purposes of this table were Local Plan sites have commenced any completions have been deducted from this figure and are included within the 'New Local Plan Allocations' figure.</i></p> <p><i>Amend fourth sentence of para 6.12:</i></p> <p>The evidence shows that around <del>150</del> <u>217</u> new homes have been built on windfall sites per-year.</p> <p><i>Delete paragraphs 6.13, 6.14 and 6.16</i></p>	Housing Completions 2013-20179	Net new homes <del>3,090</del> <u>5,348*</u>	<del>Existing Commitments</del> <u>Sites with planning permission (excludes new Local Plan sites) (including windfall allowance for the period 20179 – 224)</u>	<del>8,098</del> <u>5,716</u>	SUB-TOTAL	<del>11,408</del> <u>11,064</u>	New Local Plan Allocations	<del>9,085</del> <u>9,579</u>	Windfall allowance (20224-36)	<del>1,400</del> <u>1,200</u>	TOTAL SUPPLY	<del>21,893</del> <u>21,843</u>	Change to reflect the latest position and to ensure the plan is effective. It also removes information that is not relevant to the Reasoned Justification to Policy S8 as the Council's position is explained in the Housing Implementation Strategy.	Yes. The main modification includes a minor decrease in the number of new homes to be provided over the plan period, from 21,893 to 21,843. Whilst this is unlikely to materially affect the conclusions of the SA, for completeness and on a precautionary basis, it has been taken forward for detailed appraisal.
Housing Completions 2013-20179	Net new homes <del>3,090</del> <u>5,348*</u>															
<del>Existing Commitments</del> <u>Sites with planning permission (excludes new Local Plan sites) (including windfall allowance for the period 20179 – 224)</u>	<del>8,098</del> <u>5,716</u>															
SUB-TOTAL	<del>11,408</del> <u>11,064</u>															
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Windfall allowance (20224-36)	<del>1,400</del> <u>1,200</u>															
TOTAL SUPPLY	<del>21,893</del> <u>21,843</u>															
MM12	6.25	<p><i>Replace paragraph 6.25 with:</i></p> <p><u>The Council is planning for total job growth of 725 net additional jobs p.a. over the plan period 2013-36, based on the growth forecasts. This translates into an identified need for employment land to accommodate 64,407 sq m of net additional floorspace over the period. To meet this need, the Plan makes new allocations to accommodate 55,000 sqm of net additional business floorspace. This new supply is additional to the</u></p>	To ensure the Local Plan is positively prepared, aligns employment land need and provision with the plan period, 2013-36 (as the previous version considered the period 2014-36). It also makes clear that identified need relates to employment land (the need is derived from the forecast job growth of 725 jobs per year, which is	No. The main modification does not affect the quantum of development to be delivered through the Local Plan and as such, it is not considered significant for the purposes of the SA.												

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		<u>existing net supply provided by completions between the base date of the Plan (2013) and 2018 and planning permissions outstanding at 2018.</u>	not an objectively assessed need for development in the meaning of the NPPF and PPG).	
MM13	Policy S9 and Key Diagram (Figure 8) Figure 9 Figure 10 Figure 11 and paras 6.29, 6.35, 6.36 and site policies 1a, 1c, 1d, 1e, 1f, 1g, 1h, 8, EC1, EC2, EC3, EC4 and EC5	<p><i>Amend Spatial Strategy – Development Locations and Allocations Table contained within Policy as follows and as shown in Annex 2:</i></p> <p>Growth Area 1:</p> <ul style="list-style-type: none"> <li>• Delete all reference to 'Existing Commitments'</li> <li>• Add figures from existing commitments with and without planning permission for Peninsula Site, Wharf Road, Lockside, Navigation Road and Waterhouse Lane into Location 1 total</li> <li>• Add figures for existing commitments without planning permission (re-allocations) for Writtle Telephone Exchange and Galleywood Reservoir as new site locations under Growth Area 1</li> <li>• Location 1 Previously developed sites in Chelmsford Urban Area Amend: <del>2,205</del> <u>2,381</u></li> <li>• Area Total Amend <del>4,014</del> <u>3,619</u></li> </ul> <p>Growth Area 2:</p> <ul style="list-style-type: none"> <li>• Delete all reference to 'Existing Commitments'</li> <li>• Add figures for existing commitments with planning permission for Land East of Main Road Great Leighs and Land East of Plantation Road Boreham as new site locations under Growth Area 2</li> <li>• Area Total Amend <del>7,219</del> <u>4,793</u></li> </ul> <p>Growth Area 3:</p> <ul style="list-style-type: none"> <li>• Delete all reference to 'Existing Commitments'</li> <li>• Add figures for existing commitments without planning permission for St Giles, Bicknacre as new site locations under Growth Area 3</li> <li>• Delete the word "flexible" in relation to the new employment floorspace provision at South Woodham Ferrers (Location 7)</li> <li>• Amend Site 8 South of Bicknacre from <del>30</del> to <u>35</u></li> </ul>	Change to ensure the plan is justified and effective and to ensure consistency with other proposed MMs. It reflects the latest position with regards to approving masterplans. The Key Diagram has changed to better reflect the location of North East Chelmsford and to reflect changes to site status. To also clarify the policy for the decision maker a change is proposed to remove the word "flexible" from the wording. Other changes are consequential following deletion of Policy S4. These changes provide clarification about the role and importance of community inclusion and community-led planning including the production of Neighbourhood Plans.	Yes. The main modification reflects the minor decrease in the number of new homes to be provided over the plan period, from 21,893 to 21,843. Whilst this increase is unlikely to materially affect the conclusions of the SA, for completeness and on a precautionary basis, it has been taken forward for detailed appraisal.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><i>Amend Windfall Allowance 20214-2036 and Amend Total 1,400 <u>1,200</u></i>  <i>New Local Plan Allocations Amend Total: 9,085 <u>9579</u></i>  <i>Total Amend: 10,485 <u>10,779</u></i></p> <p><i>Amend second to last paragraph of Policy S9:</i>  <b>New development will be delivered in a manner that phased according to deliverability and identified need to support a five-year rolling supply of specific deliverable housing sites and to ensures the timely provision of new necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.</b></p> <p><i>Figure 8: Key Diagram – make the following amendments:</i>  <i>Update site numbers once final numbering is agreed.</i>  <i>Renumber sites EC1 to EC5 to reflect the change of status to Strategic Growth Sites or Growth Sites.</i>  <i>Amend location of New Garden Community at Strategic Growth Site 4.</i>  <i>Delete Green Corridor notation and delete from key</i>  <i>Change notation along A132/B1012 to Rettendon Turnpike Improvements from Proposed Strategic New Road to <u>Improvements to Road Corridor and</u> amend key</i></p> <p><i>Replace figures 9-11 with extracts from updated Figure 8: Key Diagram – for all changes see Annex 3</i></p> <p><i>Amend 2<sup>nd</sup> sentence of para 6.29:</i>  This includes the protection of the Green Belt <del>and the valued landscapes of Green Wedges and Corridors.</del></p> <p><i>Insert the following paragraphs after paragraph 6.35:</i>  <u>For the avoidance of doubt the use of the words 'area total' and 'total' contained within the tables in Strategic Policy S9 are not intended to create a ceiling for housing or employment floorspace. They are simply a sum of the housing numbers and floorspace contained within each one of the site allocation policies. Strategic Policy S8 makes it clear that the overall housing provision is a minimum number.</u></p>		

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		<p><u>The Council recognises the importance of social and economic services and facilities; and the impact this has on the quality of people's lives and wellbeing. 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.</u></p> <p><u>The Council, in partnership with other stakeholders, will seek to reduce levels of social and economic deprivation. This will be achieved by coordinating planning and other relevant strategies to ensure that improved services, community facilities and infrastructure are provided particularly in those areas where indices of deprivation require targeted improvements. Sport England and Public Health England's Active Design guidance is one way in which a more healthy lifestyle can be achieved through design. The use of masterplans for strategic new development can help ensure the integration of new and existing communities, as well as creating attractive places to live. Green infrastructure can also provide opportunities for the focus for community engagement, at various levels from Neighbourhood Plans to local interest groups.</u></p> <p><u>Neighbourhood Plans will play an important role in implementing the Local Plan. They will enable local communities to influence the detailed policies to promote community inclusion and proposals at the neighbourhood level within the strategic framework set out in the Local Plan, and help shape new developments in their area. The Council will support neighbourhood plan groups in the preparation of their plans and has published guidance within the adopted Statement of Community Involvement.</u></p> <p><i>Insert following text at end of 6.36:</i>  <u>Strategic Growth Sites and other types of sites allocated for development are defined at Table 3 in the Plan.</u></p> <p><u>Where identified under the relevant Strategic Growth Site policies, the Council will expect a masterplan for each site to be submitted for approval. The masterplans will cover the details of how sites will satisfy</u></p>		

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>the requirements of the respective Site Policies. The Council will consider the use of Planning Briefs and Design Codes on other site allocations. Some of the sites have existing masterplans/design briefs. The Council will review and consider whether they are relevant and/or still up-to-date to determine whether further masterplanning is required and whether the masterplan process can be adapted to take account of them.</u></p> <p><i>Add the following text to Strategic Growth Site Policies 1a, 1c and 1d:</i>  <b><u>Development proposals will accord with a masterplan approved by the Council to provide:</u></b></p> <p><i>Amend sub-heading within Strategic Growth Site Policies 1a, 1c and 1d:</i>  <b><u>Site development principles Site masterplanning principles</u></b></p> <p><i>Amend sub-heading within Site Policies 1e, 1f and 1g, 1h, 8, EC1, EC2, EC3, EC4, and EC5:</i>  <b><u>Site masterplanning principles Site development principles</u></b></p> <p><u>Amend para 7.322:</u>  This Growth Area (see figure X) will accommodate around <del>1,130</del> <u>1,160</u> new homes...</p> <p><u>Amend para 7.323:</u>  In addition, development at two sustainable Key Service Settlements of Bicknacre (Location 8) and Danbury (Location 9) will provide <del>30</del> <u>35</u> and 100 homes respectively, alongside ...</p>		
MM14	6.39	<p><i>Amend para 6.39:</i>  <u>The site has outline planning permission and development has commenced. As it will continue to be delivered in accordance with an approved Masterplan it does not require a new site allocation policy within this Local Plan. The Area for Masterplanning for Existing Committed Development, and Area for Conservation/Strategic Landscape Enhancement and other notations, are brought forward onto the new Local Plan Policies Map. The new Local Plan will supersede the NCAAP document. Some of the provisions in NCAAP have already been</u></p>	Consequential change following removal of Appendix D from the plan	No. The main modification draws through text that was previously appended to the Local Plan. As such, it is not considered significant for the purposes of the SA.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		delivered. Other provisions Appendix D carries forward provisions within the NCAAP that are not yet fully implemented <del>but and that</del> will continue to be relied on into the next plan period and beyond, <u>have been approved as separate planning guidance by the Council.</u>		
MM15	Policy S10, 6.48 and 6.52	<p><i>Amend second para of Policy S10:</i>  <b><u>In determining planning applications for delivering economic growth the Council will assess development proposals against the following principles: will underpin the approach to economic growth and diversification</u></b></p> <p><i>Amend second bullet of Policy S10:</i>  <b><u>'Existing Employment Areas and Rural Employment Areas...'</u></b></p> <p><i>Amend last bullet of Policy S10:</i>  <b><u>New employment development will be a key component of growth within specific proposed new Strategic Growth Locations particularly the New Garden Community in North East Chelmsford.</u></b></p> <p><i>Add to end of para. 6.48:</i>  <u>For the purposes of this policy, large new office development will be developments of 1,000sqm gross floorspace or above.</u></p> <p><i>Amend para 6.52:</i>  Other relevant policies of the Local Plan provide the criteria for the detailed implementation of economic growth, <del>including allocations containing new employment. These include policies for the protection of existing employment areas and allocations containing new employment</del> development including a 45,000sqm new office/business park as part of <u>the new Garden Community in North East Chelmsford.</u> Other policies will also ensure that new employment developments will be of a high quality design and incorporate sustainable design features.</p>	To provide clarity for the decision-maker and to correct typographical error.	No. The main modification provides clarity and addresses a typographical error. It would not affect the findings of the appraisal of Policy S10 in terms of the significant positive effects identified in respect of (inter alia) the economy (SA Objective 3) and sustainable living and revitalisation (SA Objective 4).
MM16	Policy S11 and 6.56, 6.57, 6.60	<p><i>Replace 5th bullet under Transport and Highways section with two separate bullets:</i></p> <ul style="list-style-type: none"> <li><b><u>Safeguarded land for the expansion of Chelmer Valley and Sandon Park and Ride sites</u></b></li> </ul>	Changes ensure effectiveness of the plan and provide clarification in response to issues raised in Regulation 19 consultation responses.	Yes. The main modification includes reference to additional mitigation which may enhance positive effects already identified in respect of biodiversity (SA

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<ul style="list-style-type: none"> <li><b><u>Additional Park and Ride facilities will be provided in West Chelmsford and North East Chelmsford within the broad locations shown on the Policies Map</u></b></li> </ul> <p><i>Amend 9th bullet under Transport and Highways section:</i>  <b>Capacity improvements to the A132 between the Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements to be brought forward as early as possible <u>in tandem with the delivery of development to mitigate its impact.</u></b></p> <p><i>Amend 10th bullet under Transport and Highways section:</i>  <b>Multi-user <u>crossings</u> bridge across the B1012 in South Woodham Ferrers <u>which may include a bridge or underpass.</u></b></p> <p><i>Add new last bullet under Community Facilities:</i>  <ul style="list-style-type: none"> <li><b><u>Municipal waste/recycling facilities</u></b></li> </ul> <p><i>Amend Green and Natural Infrastructure as follows:</i>  <b>Green and Natural Infrastructure and Natural Environment</b>  Infrastructure necessary to support new development must provide or contribute towards ensuring a range of green and natural infrastructure, <u>net gain in biodiversity</u> and public realm improvements. These include but are not limited to:</p> <p><i>Amend fourth bullet point under Green and Natural Infrastructure:</i>  <b>Contributions towards recreational disturbance avoidance and mitigation measures for European designated sites <u>as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy.</u></b></p> <p><i>Add new sub-heading:</i>  <b><u>Historic Environment</u></b>  Infrastructure necessary to support new development must seek to <u>preserve or enhance the historic environment and mitigate any adverse impacts on nearby heritage assets and their settings.</u></p> </p>	The change avoids unnecessary duplication and requirements have been added to the policy instead of being in the supporting text.	Objective 1) and cultural heritage (SA Objective 13). The inclusion of community recycling facilities has the potential for positive effects on waste and resources (SA Objective 12).

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		<p><i>Add to end of para 6.56:</i>  <u>Where appropriate, mitigation identified through the RAMS needs to be in place prior to occupancy of new developments.</u></p> <p><i>Replace para 6.57 with:</i>  <u>The preferred route for the Chelmsford North East Bypass and the new Beaulieu Rail Station are allocated on the Policies Map and those areas will be safeguarded from development. Areas of search for an additional Park and Ride in West Chelmsford and North East Chelmsford are shown on the Policies Map as indicative broad locations for new Park and Ride facilities which support Essex County Council's strategy.</u></p> <p><i>Add to end of paragraph 6.60:</i>  <u>The Local Plan traffic modelling evidence base is supported by Essex County Council, as Highways Authority, and Highways England. The junction modelling report assesses the likely impacts of planned growth on the highway network in the Chelmsford area. This has included a high-level analysis of cross boundary traffic flows on key corridor routes including A130 to/from Basildon Borough and A414 East to/from Maldon District. More detailed analysis of traffic impacts and mitigation options testing will be required through the preparation of Transport Assessments/Statements as part of future planning applications. These will be required to consider the transport implications and mitigation measures (where appropriate) necessary in the adjoining Maldon, Basildon and Rochford Districts in respect to the Strategic Site Allocation at South Woodham Ferrers.</u></p>		
MM17	Policy S13, 6.76 to 6.81, Policy CO1, 8.40 to 8.44	<p><i>Replace Policy S13 with:</i>  <b><u>When determining planning applications, the Council will carefully balance the requirement for new development within the countryside to meet identified development needs in accordance with the Spatial Strategy, and to support thriving rural communities whilst ensuring that development does not have an adverse impact on the different roles and character of the countryside. All new development within the countryside will be considered within this context and against the specific planning objectives for each of the following areas:</u></b></p>	<p>Change provides greater clarification and ensure effectiveness for implementation of the strategic policy. Policy combined with Policy CO1 to create a more effective strategic policy and avoid repetition.</p> <p>The reasoned justification for Policy CO1 has also been merged, where appropriate, under this revised strategic policy following deletion of</p>	<p>Yes. The main modification is a replacement of Policy S13 and combines Policy CO1 whilst deleting Green Corridors.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b>A) Green Belt</b>  <u>The openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will not be approved except in very special circumstances.</u></p> <p><b>B) Green Wedge</b>  <u>The Green Wedge has an identified intrinsic character and beauty and is a multi-faceted distinctive landscape providing important open green networks, which have been instrumental in shaping the City's growth, character and appearance. These networks prevent urban sprawl and settlement coalescence and provide for wildlife, flood storage capacity, leisure and recreation and travel by cycling and walking, which allows for good public access which will be further improved through the requirements of development allocated in the Local Plan. Development which materially harms the role, function and intrinsic character and beauty of the Green Wedge will not be approved.</u></p> <p><b>C) Rural Area</b>  <u>The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. The intrinsic character and beauty of the Rural Area outside of the Green Belt, and not designated as the Green Wedge, will be recognised, assessed and development will be permitted where it would not adversely impact on its identified value.</u></p> <p><u>The relevant Development Management Policies set out what development is appropriate in each of the above areas and provide detailed criteria by which development proposals will be assessed.</u></p> <p><i>Replace paras 6.76-6.81 with:</i>  The role and function of land in Chelmsford beyond the Urban Areas and Defined Settlements is wide-ranging and encompasses different</p>	<p>CO1 to ensure that the Local Plan avoids repetition.</p> <p>The re-wording of para 6.76-6.81 also removes reference to minor alterations to the green belt boundary. There are no exceptional circumstances to make these changes and therefore it is necessary to revert back to the existing green belt boundary.</p>	

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>national and local planning designations. For the purposes of implementing this Policy, this wider area across Chelmsford is defined as countryside and includes Green Belt, Green Wedge, and Rural Area.</u></p> <p><u>Within the countryside there are areas protected for their value for ecology and wildlife, heritage, and functional requirements such as flood zones, open spaces and areas safeguarded for important infrastructure. The countryside also has a role as part of the green infrastructure network by providing connectivity between the countryside and the Urban Areas and preventing settlement coalescence.</u></p> <p><u>Over one third of the Council's area falls within the Green Belt. Although much of the Green Belt forms attractive landscapes, it is not designated for its character or beauty. It is a national policy designation to ensure that the openness and permanence of the Green Belt is maintained to prevent urban sprawl. As such, the NPPF defines the purposes of the Green Belt and provides the limited circumstances where new development could be acceptable .</u></p> <p><u>The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. Within this designation, a detailed landscape assessment of the areas around the main river valleys has been undertaken for the Council which identifies these areas having distinctive landscape qualities and an important multifunctional role. These areas are locally designated as the Green Wedge.</u></p> <p><u>Where the main river valleys permeate into the existing or proposed built-up areas of Chelmsford, the role and value of these areas is amplified and development pressure is at its greatest. The unchecked erosion of open land in these sections of the river valleys would be harmful to the character and function of these areas and therefore it should be afforded greater protection. The Green Wedge designations within the river valleys reflect this multi-faceted green network.</u></p>		

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		<p><u>The designation of Green Wedge on the Policies Map is in addition to the underlying notation of either Green Belt or Rural Area. As the Green Belt is a national planning policy designation, development proposals will need to accord with both Green Belt policies and relevant policies covering the Green Wedge in the Local Plan. Where this is the case within the Rural Area, development proposals will need to accord with the relevant Green Wedge and Rural Area policies. Any development in the Green Wedge should not adversely affect the identified character and function of these distinctive landscapes.</u></p> <p><u>Any development in the Rural Area must be suitable and compatible with its character, as set out in other relevant policies in the Local Plan. Development will be supported provided it does not adversely impact the identified intrinsic character and beauty of the Rural Area and complies with other relevant policies of the Local Plan as well. The Council will use its Landscape Character Assessments, Historic Landscape Characterisation Study, Sensitivity and Capacity Assessments, alongside any other appropriate and relevant evidence which could include that being prepared to support a Neighbourhood Plan, to assess the character of the area and its sensitivity to change.</u></p> <p><u>The Council's Green Infrastructure Strategic Plan provides a framework for the planning and management of Chelmsford's green and blue infrastructure resources including parks, river valleys, green spaces and gardens, some of which is within the countryside.</u></p> <p><i>Delete Policy CO1 and all paras from 8.40 to 8.44</i></p>		
MM18	Policy S14 and para 6.87	<p><i>Add to end of Policy S14:</i>  <b>Add New title: <u>Retail development outside Designated Centres</u></b></p> <p><b><u>Retail proposals outside of Designated Centres above 500 sqm gross floorspace will be required to undertake an impact assessment.</u></b></p> <p><i>Replace para 6.87 with:</i>  <u>The NPPF states that when assessing applications for retail, office and leisure development outside Designated Centres which are not in</u></p>	Council change to reflect evidence in the Retail Capacity Study and ensure the Plan's effectiveness.	Yes. The main modification introduces additional criteria in respect of retail development outside Designated Centres.

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		<p><u>accordance with an up-to-date local plan, local planning authorities should require an impact assessment if the development exceeds a proportionate, locally-set floorspace threshold or a default threshold of 2,500 square metres.</u></p> <p><u>The Chelmsford Retail Capacity Study 2015 found that retail developments of less than the default national threshold of 2,500 square metres could have an impact on existing centres outside Designated Centres. It concluded that unrestricted comparison goods retail floorspace outside of Chelmsford City Centre has the potential to impose a competing retail destination and thus potentially harm both the health of the centre and investment within it. Whilst comparison goods floorspace is smaller in scale in some of the smaller neighbourhood centres and South Woodham Ferrers town centre, it is nevertheless important to the overall health and function of these centres and therefore a 500sq m gross threshold should apply across the whole of the City Council administrative area (for proposals in edge and out of centre locations).</u></p> <p><u>For convenience goods, the Chelmsford Retail Capacity Study 2015 also concluded that with a trend for the development of smaller discount stores and the rise in popularity for convenience goods stores, even smaller foodstore proposals can have a harmful impact on defined centres, particularly those which are anchored by an existing foodstore. Therefore, a 500sq m gross threshold is also applied to development proposals for convenience goods floorspace over this amount in edge and out of centre locations.</u></p> <p><u>Applicants will be required to demonstrate how the impact assessment will be addressed and provide justification for the extent of the catchment area for each particular proposal.</u></p> <p><u>Development proposals below the 500sq m gross threshold will still need to comply with the other requirements of national policy, in particular the sequential approach.</u></p>		



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
MM19	Strategic Growth Site 1a – 1h Growth Site 1i – 1v Travellers Site GT1	<p><i>Strategic Growth Site 1a to 1h - add the word Policy; e.g. Strategic Growth Site <u>Policy</u> XX – NAME</i></p> <p><i>Growth Site 1i to 1v – add the word Policy; e.g. Growth Site <u>Policy</u> XX – NAME</i></p> <p><i>Growth Site 1i to 1v, add text to Policy after heading and before bullet points: <u>Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:</u></i></p> <p><i>Growth Site 1i to 1v - Remove bullet point referring to Phasing</i></p> <p><i>Travellers Site GT1 – add the word Policy as follows: Travellers Site <u>Policy</u> GT1</i></p>	For clarity and effectiveness to ensure that it is clear these are site policies within the Plan.	No. The main modification is for clarity and as such, is not considered significant for the purposes of the SA.
MM20	Strategic Growth Site 1a – Chelmer Waterside Sites	<p><i>Amend first para under amount and type of development: <b><u>Strategic Growth Site Policy 1a comprises six sites ....</u></b></i></p> <p><i>Amend the second bullet under Supporting on-site development:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Integration of flexible workspace facilities Supporting commercial uses including B1a, the A Use Classes and Use Classes D1 and D2</u></b></li> </ul> <p><i>Amend bullet point 1 and 3 and add new bullet under historic and natural environment heading:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Preserve and where appropriate enhance the setting of designated and non-designated heritage assets</u></b></li> <li>• <b><u>Undertake an a pre-application Archaeological Assessment</u></b></li> <li>• <b><u>Provide suitable SuDS and flood risk management</u></b></li> </ul> <p><i>Amend to bullet 7 under Site Infrastructure Requirements: <b>Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</b></i></p>	Change to ensure compliance with the NPPF and for consistency with other site policies and to satisfy the EA in accordance with their SoCG.	Yes. The main modification introduces an additional requirement with regard to flood risk management and commercial uses. Other text amendments provide clarity and enhance the performance of the policy with regards to cultural heritage (SA Objective 13) but are not considered significant for the purposes of the SA.
MM21	Strategic Growth Site 1b – Essex Police	<i>Delete site allocation Strategic Growth Site 1b – Essex Police Headquarters and Strategic Growth Site 1c – North of Gloucester Avenue (John Shennan) in its entirety from the Local Plan</i>	This site is no longer available for development so its removal from the	No. This site is no longer available for development and has been withdrawn from the plan and as

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
	Headquarters and Sports Ground, New Court Road and paras 7.30 -7.37	Delete paras 7.30 to 7.37 and para 7.38 to 7.47	plan is necessary together with the reasoned justification.	such does not require appraisal. The change in the site allocations is reflected when considering the revisions to Policy S9.
MM22	SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2	<p>Add the following text as a paragraph/bullet point under 'Site Infrastructure Requirements' in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2:</p> <p><b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p>	Since the close of consultation on the Pre-Submission Local Plan, new evidence has been provided by Natural England which means that all residential site allocations in the Local Plan are located in the coastal European Sites Zones of Influence, and therefore must contribute to the emerging Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This change will ensure that the Local Plan is justified and effective.	Yes. The main modification has the potential to have a significant effect on biodiversity (SA Objective 1) for the purposes of the SA.
MM23	Reasoned Justification in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2	<p>Add the following text to the Reasoned Justifications in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2:</p> <p><u>Following consultation with Natural England, an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) is being prepared to include all coastal European Sites. The strategy will identify where recreational disturbance is happening and the main recreational uses causing the disturbance. New residential development that is likely to affect the integrity of the European Sites will be required to contribute towards the implementation of the mitigation. At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and the Essex Estuaries Special Area of Conservation. The appropriate mechanisms will be identified in the RAMS.</u></p>	Since the close of consultation on the Pre-Submission Local Plan, new evidence has been provided by Natural England which means that all residential site allocations in the Local Plan are located in the coastal European Sites Zones of Influence, and therefore must contribute to the emerging Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This change will ensure that the Local Plan is justified and effective.	No. The main modification provides details on the applicability of RAMS which is considered above.

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MM24	Strategic Growth Site 1d – Former St. Peters College, Fox Crescent, 7.51	<p>Add new bullet under site infrastructure requirements:</p> <ul style="list-style-type: none"> <li><b><u>Provide, or make financial contributions to new or enhanced sport, leisure and recreation facilities</u></b></li> </ul> <p>Insert additional para after 7.51:  <u>The site contains open space comprising former school playing fields, as shown on the Policies Map. Notwithstanding the provisions of Policy CF2 a commuted sum will be secured in lieu of the loss of any open space, as agreed with the County Council who own the land. The scale of financial contributions should be at least that required to provide an equivalent replacement playing field (including essential ancillary facilities). If the playing fields are to be retained or replaced on-site the development will be required to enhance the open space (including essential ancillary facilities) and to facilitate its sustainable community use.</u></p>	For effectiveness and consistency across the Plan.	No. The main modification would be expected to enhance the performance of Policy 1d in respect of health which already includes reference to the provision of open space. This policy has already been assessed as having a significant positive effect on health and wellbeing (SA Objective 13) and, whilst helpful, the modification would not have implications for the conclusions of the SA in this regard.
MM25	Strategic Growth Site 1f – Riverside Ice and Leisure, Victoria Road, 7.71	<p>Amend bullet 1 under Historic and natural environment:</p> <ul style="list-style-type: none"> <li><b><u>Ensure protection and enhancement Preserve or enhance the character and or appearance of the adjoining Chelmsford Central Conservation Area and its setting.</u></b></li> </ul> <p>Amend para 7.71:  Although there are no heritage assets on the site, development should <del>protect</del> <u>preserve or</u> <del>and seek to enhance the character and or appearance of the adjoining Chelmsford Central Conservation Area</del> <u>and its setting.</u></p>	For effectiveness and consistency with national policy.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to setting; however, this does not affect the overall score of this policy against this objective.
MM26	Strategic Growth Site 1g – Civic Centre Land, Fairfield Road, 7.74, 7.78	<p>Amend bullet under Historic and natural environment:</p> <ul style="list-style-type: none"> <li><b><u>Ensure protection or enhancement of Preserve and where appropriate enhance the setting of the Grade II listed War Memorial , conserve and where appropriate enhance the setting of the locally listed Civic Centre entrance building, and preserve or enhance the character and or appearance of the West End Conservation Area and its setting.</u></b></li> </ul> <p>Amend bullet 2 under Site Infrastructure Requirements:</p> <ul style="list-style-type: none"> <li><b><u>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change also ensures that there is consistency with other policies and to reflect the latest position.	<p>No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to setting; however, this does not affect the overall score of this policy against this objective.</p> <p>The main modification does introduce specific reference to primary education provision.</p>

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		<p><i>Amend para 7.78:</i> Development on a wider site should <del>protect and seek to enhance</del> <u>preserve the setting of</u> the Grade II listed War Memorial on Duke Street, <u>conserve the setting of</u> the locally listed Civic Centre main entrance building, and <del>preserve or enhance</del> the character and <del>or</del> appearance of the adjoining West End Conservation Area <u>and its setting</u>. <u>The West End Conservation Area is on the Conservation Areas at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.</u></p>		However, the provision of educational facilities has already been taken into account in the assessment and the amendment would not affect the conclusions of the SA in this regard.
MM27	Strategic Growth Site 1h – Eastwood House Car Park, Glebe Road and 7.92	<p><i>Amend bullet under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del>Ensure protection or enhancement of</del> <b><u>Preserve or enhance the character and or appearance of the adjoining West End Conservation Area and its setting.</u></b></li> </ul> <p><i>Amend bullet 2 under Site Infrastructure Requirements:</i> <b><u>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</u></b></p> <p><i>Amend para 7.92:</i> Although there are no heritage assets on the site, development should <del>protect</del> <del>preserve or</del> <del>and seek to enhance</del> the character and <del>or</del> appearance of the adjoining West End Conservation Area <u>and its setting</u>. <u>The West End Conservation Area is on the Conservation Areas at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and to reflect the latest phasing position.	<p>No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to setting; however, this does not affect the overall score of this policy against this objective.</p> <p>The main modification does introduce specific reference to primary education provision. However, the provision of educational facilities has already been taken into account in the assessment and the amendment would not affect the conclusions of the SA in this regard.</p>
MM28	Policy GR1 – Growth Sites in Chelmsford Urban Area	<p><i>Amend second para:</i> Growth Sites 1# to 1# will be ...</p> <p><i>Amend bullet 1 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect Conserve and where appropriate enhance the setting of designated and non-designated heritage assets and their settings.</u></b></li> </ul>	To make consequential changes following deletion of site and renaming of Opportunity Sites. For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to setting; however, this does not affect the overall score of this policy against this objective which

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<i>Amend bullet 2 under Historic and natural environment:</i> <ul style="list-style-type: none"> <li><b>Preserve or enhance the character and <u>or</u> appearance of Conservation Areas.</b></li> </ul>		has already been assessed as having a significant positive effect on this objective.
MM29	Growth Site 1i – Chelmsford Social Club and Private Car Park	<i>Amend bullet point 4:</i> <ul style="list-style-type: none"> <li><b><del>Ensure protection of</del> <u>Preserve and where appropriate enhance the setting of adjoining Grade II listed buildings at 73-75 and 80 Springfield Road</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to setting; however, this does not affect the overall score of this policy against this objective.
MM30	Growth Site 1j – Ashby House Car Parks, New Street	<i>Amend bullet point 3:</i> <ul style="list-style-type: none"> <li><b><del>Respect for the character</del> <u>Conserve and where appropriate enhance the setting of the locally listed Globe House and Marriage's Mill</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to setting; however, this does not affect the overall score of this policy against this objective.
MM31	Growth Site 1k – Rectory Lane Car Park West	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> <li><b><del>Protect Conserve and where appropriate enhance the setting of the nearby locally listed King Edward VI School, and protection preserve or enhancement of the character and or appearance of the adjoining John Keene Memorial Homes Conservation Area and its setting.</del></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to setting; however, this does not affect the overall score of this policy against this objective.
MM32	Growth Site 1l – Car Park to the West of County Hotel, Rainsford Road	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> <li><b><del>Protect Conserve and where appropriate enhance the setting of the nearby locally listed Trinity Methodist Church, and protection preserve or enhancement of the character and or appearance of the adjoining West End Conservation Area which is on the Conservation Areas at Risk register in 2018</del></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to the enhancement of Trinity Church; however, this does not affect the overall score of this policy against this objective.

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MM33	Growth Site 1m – Former Chelmsford Electrical and Car Wash Brook Street	<i>Amend bullet point 4:</i> <ul style="list-style-type: none"> <li><b><u>Ensure protection of Preserve and where appropriate enhance the setting of the Grade II listed Marconi 1912 building, and respect conserve and where appropriate enhance the setting and character of the locally listed Globe House and Marriages Mill</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to the enhancement of assets; however, this does not affect the overall score of this policy against this objective.
MM34	Growth Site 1n – BT Telephone Exchange, Cottage Place	<i>Amend bullet point 4:</i> <ul style="list-style-type: none"> <li><b><u>Respect Preserve and where appropriate enhance the setting of the nearby Grade II listed Imperial House and The Wheatsheaf, conserve and where appropriate enhance the setting of the locally listed Cathedral Court, and ensure protection preserve or enhancement of the character and or appearance of the adjoining Chelmsford Central Conservation Area</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to the enhancement of assets; however, this does not affect the overall score of this policy against this objective.
MM35	Growth Site 1o – Rectory Lane Car Park East	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> <li><b><u>Protect Conserve and where appropriate enhance the setting of the adjacent locally listed Cemetery Gatehouse and Lodge on Rectory Lane</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to the enhancement of assets; however, this does not affect the overall score of this policy against this objective.
MM36	Growth Site 1p – Waterhouse Lane Depot and Nursery	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> <li><b><u>Development layout should ensure sensitive treatment to allotments boundary and the preservation of the setting of the nearby grade II listed barn.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	Yes. The main modification introduces additional criteria in respect of the historic environment which could influence the findings of the SA of this policy in respect of cultural heritage (SA Objective 13).

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MM37	Growth Site 1r – British Legion, New London Road	<p><i>Amend bullet point 4:</i></p> <ul style="list-style-type: none"> <li><b><u>Architecture Development should respect preserve or enhance the character and or appearance of the New London Road Conservation Area, preserve and where appropriate enhance the setting of the Grade II listed Southborough House and conserve and where appropriate enhance the setting of the adjacent locally listed building at 176 New London Road.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to the enhancement of assets and their setting; however, this does not affect the overall score of this policy against this objective.
MM38	Growth Site 1v – Car Park R/O Bellamy Court, Broomfield Road	<p><i>Amend bullet point 3:</i></p> <ul style="list-style-type: none"> <li><b><u>Respect Preserve and where appropriate enhance the setting of the Grade II listed Coval Hall to the west, and protection or enhancement of preserve or enhance the character and or appearance of the adjoining West End Conservation Area and its setting.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to the enhancement of Coval Hall; however, this does not affect the overall score of this policy against this objective.
MM39	Opportunity Site 1a and 1b; Strategic Policy S9; Tables 3, 5 and 6; and para 7.10 and 7.104-7.110, Table 5 and 6	<p><i>Opportunity Site 1a and Opportunity Site 1b – change status to Growth Site Policy as follows; and remove bullet point referring to Phasing:</i></p> <p><del>Opportunity Growth Site Policy 1# – Rivermead, Bishop Hall Lane</del></p> <p><del>Opportunity Growth Site Policy 1# – Railway Sidings, Brook Street</del></p> <p><i>Amend 3<sup>rd</sup> Para after table in Strategic Policy S9:</i></p> <p><del>...will be delivered on Opportunity Sites and as part of ...</del></p> <p><i>Delete entire 3rd row of Table 3, page 85</i></p> <p><i>Delete text of Para 7.10:</i></p> <p><del>...which comprises sites 1a -1v and Opportunity Sites 1a and 1b.</del></p> <p><i>Delete Para 7.104 to 7.110</i></p> <p><i>Delete two references to Opportunity Sites in Tables 5 and 6</i></p>	For clarity and effectiveness to ensure that it is clear these are site policies within the Plan and to make it clear that these are sites for development. Also to make consequential changes following renaming of Opportunity Sites	No. Whilst the main modification changes the status of Opportunity Sites 1a and 1b, this does not affect the findings of the SA as the sites have already been assessed as site allocations.



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MM40	Opportunity Site OS1a – Rivermead Bishop Hall Lane	<p><i>Amend bullet point 7:</i></p> <ul style="list-style-type: none"> <li><b>Respect Preserve and where appropriate enhance for the waterside character and <u>the setting of</u> the adjacent listed Mill House and pond</b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to the enhancement of assets and setting; however, this does not affect the overall score of this policy against this objective.
MM41	Strategic Growth Site 2 West Chelmsford, 7.111, 7.113, 7.119 and 7.121	<p><i>Delete bullet 2 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><del>Enhance the historic environment</del></li> </ul> <p><i>Amend 2<sup>nd</sup> bullet under site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b>Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1) and <u>or</u> contributions towards the cost of physical scheme provision with delivery through the Local Education Authority</b></li> </ul> <p><i>Add additional bullet under site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Multi-user crossing of Roxwell Road</u></b></li> </ul> <p><i>Add new para before 7.111:</i>  <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises a site for new housing and land allocated for future recreation use and/or SUDS.</u></p> <p><i>Expand first sentence of para 7.113:</i>  As this is a Strategic Growth site and in order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 5 plots <u>will be required within the Strategic Growth Site allocation. The location of these plots will be determined through the masterplanning process.</u></p> <p><i>Delete last sentence of para 7.113</i></p> <p><i>Add to end of para 7.119:</i></p>	Change to ensure the plan is effective and clearly defines the area for the Strategic Growth Site.	No. The main modification provides clarity and greater consistency with national policy. Whilst the modification removes specific reference to the enhancement of the historic environment, this is not considered significant for the purposes of the SA when taking into account the existing assessment of this policy (which identified a neutral effect on cultural heritage (SA Objective 13)).

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		<p><u>The development will also be required to provide a safe multi-use crossing along Roxwell Road.</u></p> <p><i>Expand final sentence of para 7.121:</i> For these reasons, the land to the west of the site is allocated for future recreation use/SuDS, <u>as shown on the Policies Map. Ancillary development to support the Strategic Growth Site allocation may be acceptable in this area. This will be determined through the masterplanning process.</u></p>		
MM42	Strategic Growth Site 3a – East Chelmsford (Manor Farm), 7.125, 7.131, 7.134 and 7.142	<p><i>Amend bullet 1, 2 and delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <b>Conserve and Preserve or enhance the character and or appearance of the Chelmer and Blackwater Conservation Area</b></li> <li>• <b>Protect and where appropriate enhance the nationally significant Bronze Age monument and its setting</b></li> <li>• <del>Enhance the historic and natural environment</del></li> </ul> <p><i>Amend 2<sup>nd</sup> bullet under design and layout:</i></p> <ul style="list-style-type: none"> <li>• <b>Remove <u>low voltage</u> electricity lines and pylons from the site allocation and install electricity cables underground.</b></li> </ul> <p><i>Amend last para:</i> <del>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</del></p> <p><i>Add new paragraph before 7.125:</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and clearly defines the area for the Strategic Growth Site. It also provides clarification on electricity lines.	Yes. The main modification in respect of the inclusion of reference to RAMS has the potential to have a significant effect on biodiversity (SA Objective 1) for the purposes of the SA. The remaining amendments provide consistency with national policy and other local plan policies and greater clarity. Whilst important for alignment with the national policy, they are not considered significant for the purposes of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> <li>• <u>Site for new housing</u></li> <li>• <u>Proposed Country Park, and</u></li> <li>• <u>Proposed Link Road into Sandford Mill.</u></li> </ul> <p><i>Delete the final sentence of para 7.125</i>  Due to the heritage, landscape and utility constraints at this site, proposals significantly in excess of 250 homes are unlikely to be acceptable.</p> <p><i>Add new paragraph after 7.131</i>  <u>This site policy states that around 250 homes is an appropriate number of homes for this site. However, this number of homes is based upon the Council's initial and precautionary assessment of the heritage, landscape and utility constraints which has been undertaken ahead of the detailed masterplanning process. The masterplanning process will determine the final number of new homes, which could be in excess of 250 homes, whilst ensuring that the overall objectives of the site policy are not compromised.</u></p> <p><i>Amend para 7.134:</i>  The development will be required to provide direct, safe and convenient <del>access-connections to and crossings at Maldon Road including to existing bus stops on Maldon Road.</del> <u>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide</u> a safe multi-use crossing at Maldon Road.</p> <p><i>Amend fourth sentence of para 7.142:</i>  At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</u></p>		

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
MM43	Strategic Growth Site Policy 3b, 7.147, 7.148 and 7.152	<p><i>Amend the first bullet under amount and type of development:</i></p> <ul style="list-style-type: none"> <li><b><u>Around 5,000 sq m (net) new Use Class B1 floor space, or other appropriate B Use Classes</u></b></li> </ul> <p><i>Amend bullet 1 and delete bullet 5 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Conserve and Preserve or enhance the character and or appearance of the Chelmer and Blackwater Conservation Area</u></b></li> <li><del>Enhance the historic and natural environment</del></li> </ul> <p><i>Amend bullet 1 under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Land (circa 0.13 hectares) for the physical provision of a stand-alone early years and childcare nursery (Use Class D1) in consultation with and the total cost of physical scheme provision with delivery through the Local Education Authority</u></b></li> </ul> <p><i>Add new sentence to end of para 7.147:</i>  <u>The nursery accommodation could be built by ECC, the developer or a private early years nursery operator. This will be considered, alongside the selection of the early years provider at site masterplanning and planning application stages in consultation with ECC.</u></p> <p><i>Amend second sentence of para 7.148:</i>  The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to <del>protect</del> <u>preserve</u> the character and <del>and</del> <u>or</u> appearance of the Conservation Area.</p> <p><i>Amend para 7.152:</i>  The development will be required to provide direct, safe and convenient <del>access connections to and crossings at Maldon Road including to existing bus stops on Maldon Road. In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-use crossing at Maldon Road.</del></p>	For effectiveness and consistency with national policy. To ensure the supporting text at paragraph 7.146 and the Policy are consistent and to give clarity to the decision maker.	No. The main modification provides clarity and greater consistency with national policy. It is not considered significant for the purposes of the SA.
MM44	Strategic Growth Site 3c – East	<i>Amend bullet 3 under Movement and Access:</i>	For effectiveness and consistency with national policy. This change ensures	Yes. The main modification in respect of the inclusion of

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
	Chelmsford – Land South of Maldon Road, 7.160, 7.161, 7.164 and 7.171	<ul style="list-style-type: none"> <li><b><u>Provide pedestrian and cycle connections which may include access to the Sandon Park and Ride</u></b></li> </ul> <p><i>Amend bullet 1, 6 and 7 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Minimise the impact on Croft Cross Wood, the tree belt that lines the site to the north and north west</u></b></li> <li><b><u>Conserve and Preserve or enhance the character and or appearance of the Sandon Conservation Area</u></b></li> <li><b><u>Protect Preserve and where appropriate enhance the setting of the Graces Cross listed building</u></b></li> </ul> <p><i>Delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del><b><u>Enhance the historic and natural environment</u></b></del></li> </ul> <p><i>Insert new bullet under design and layout:</i></p> <ul style="list-style-type: none"> <li><b><u>Remove low voltage electricity lines from within the site and install electricity cables underground.</u></b></li> </ul> <p><i>Amend bullet 4 under Site Infrastructure Requirements:</i>  <b>Financial contributions towards primary and secondary education, and early years and childcare provision as required by the Local Education Authority and towards community facilities such as healthcare provision as required by the NHS/CCG</b></p> <p><i>Amend last para:</i>  <del><b>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to</b></del></p>	consistency with other policies and to correct an error.	reference to RAMS has the potential to have a significant effect on biodiversity (SA Objective 1) for the purposes of the SA. The remaining amendments provide consistency with national policy and other local plan policies and greater clarity. Whilst important for alignment with the national policy, they are not considered significant for the purposes of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b><u>mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend para 7.160:</i>  Croft Cross Wood, the existing strong wooded boundary to the north and north west of the site is a result of a Forestry Commission grant from 1997. The trees are not protected <del>by a Tree Preservation Order</del> and a small section of Croft Cross Wood will need to be removed to incorporate a vehicular access from Maldon Road. <u>In accordance with a Forestry Commission obligation until 2027, if any trees are removed, parts of the grant will have to be repaid.</u> Hedgerows on the site shall also be retained and strengthened where possible.</p> <p><i>Amend first sentence of para 7.161:</i>  The development should <del>seek to protect</del> <u>conserve and or</u> enhance heritage assets including retaining the WWII pillbox (North of Sandon) to the east of the site.</p> <p><i>Amend para 7.164:</i>  The development will be required to provide direct, safe and convenient <del>access connections to and crossings at Maldon Road including to existing bus stops on Maldon Road. Connections and crossings should also be provided and enhanced, particularly on Maldon Road.</del> <u>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend fourth sentence of para 7.171:</i>  At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.</p>		
MM45	Growth Site 3d – East Chelmsford	<i>Amend bullet 3 under Movement and Access:</i>	For effectiveness and consistency with national policy. This change ensures	Yes. The main modification in respect of the inclusion of

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
	– Land North of Maldon Road (Residential), 7.178, 7.181, 7.186	<ul style="list-style-type: none"> <li><b>Provide pedestrian and cycle connections <u>which may include access to the Sandon Park and Ride</u></b></li> </ul> <p><i>Amend bullet 1 and delete bullet 5 under Historic and natural environment</i></p> <ul style="list-style-type: none"> <li><b>Conserve and Preserve or enhance the character and or appearance of the Chelmer and Blackwater Conservation Area</b></li> <li><del>Enhance the historic and natural environment</del></li> </ul> <p><i>Amend bullet 4 under Site Infrastructure Requirements:</i>  <b>Financial contributions towards primary and secondary education, and early years and childcare provision as required by the Local Education Authority and towards community facilities such as healthcare provision as required by the NHS/CCG</b></p> <p><i>Amend last para of Policy:</i>  <b><u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend para 7.178:</i>  A cycle/footway should connect the site to Sandon Park &amp; Ride to the east to increase the patronage of the Park &amp; Ride <u>buses</u> site in addition to providing a safe multi-use crossing at Maldon Road. The development will also be required to provide direct, safe and convenient access <u>connections to and crossing at Maldon Road including to existing bus stops on Maldon Road. In addition, where appropriate and in</u></p>	consistency with other policies and ensure the Local Plan is up to date.	reference to RAMS has the potential to have a significant effect on biodiversity (SA Objective 1) for the purposes of the SA. The remaining amendments provide consistency with national policy and other local plan policies and greater clarity. Whilst important for alignment with the national policy, they are not considered significant for the purposes of the SA.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>consultation with the Local Highway Authority, the development is expected to provide safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend first sentence of para 7.181:</i> The development should <del>seek to protect</del> <u>conserve</u> and <u>or</u> enhance heritage assets including retaining the WWII pillbox (Hammond Road) in the northern part of the site.</p> <p><i>Amend fourth sentence of para 7.186:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.</p>		
MM46	Existing Commitment EC1 - EC5 and paras 3.64-3.66, 6.11, 6.14, 7.7, 7.12, 7.187, 7.196, 7.207, 7.208, 7.239, 7.240, 7.303, 7.304, 7.323, 7.363	<p><i>Rename the following Existing Commitment allocations to the following:</i>  <del>Existing Commitment EC1</del> <u>Growth Site Policy #</u> – Land North of Galleywood Reservoir  <del>Existing Commitment EC2</del> <u>Growth Site Policy #</u> – Land Surrounding telephone Exchange, Ongar Road, Writtle  <del>Existing Commitment EC3</del> <u>Strategic Growth Site Policy #</u> – Great Leighs – East of Main Road  <del>Existing Commitment EC4</del> <u>Strategic Growth Site Policy #</u> – East of Boreham  <del>Existing Commitment EC5</del> <u>Growth Site Policy #</u> – St Giles, Moor Hall Lane, Bicknacre</p> <p><i>Delete Para 6.11 and 6.14</i></p> <p><i>Delete entire 4<sup>th</sup> row of Table 3, page 85</i></p> <p><i>Amend para 7.7:</i> Within each Growth Area site policies for the new Local Plan Allocations appear first, followed by any ‘Existing Commitments’, <del>which are sites which have been carried over from the Local Development Framework.</del> site policies for the ...</p>	For clarity and effectiveness to ensure that it is clear these are site policies within the Plan and to make it clear that these are sites for development. Also to make consequential changes following renaming of Existing Commitments	No. The main modification is for clarity and as such, is not considered significant for the purposes of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><i>Amend para 7.12:</i> In addition, <del>smaller</del> developments at two sustainable Key Service Settlements of Galleywood (<del>Existing Commitment 1</del>) and Writtle (<del>Existing Commitment 2</del>) will provide ...</p> <p><i>Amend heading:</i> <del>Existing Commitment</del> <u>Location # - Galleywood</u></p> <p><i>Delete Para 7.187</i></p> <p><i>Add new heading after Para 7.196:</i> <u>Location # – Writtle</u></p> <p><i>Amend para 7.207:</i> In addition to <del>existing commitments</del> <u>committed development</u> in ...</p> <p><i>Amend para 7.208:</i> In addition, <del>existing development commitments</del> <u>two further allocations at Great Leighs (Location #) and Boreham (Existing Commitment 4) (Location #)</u> and a further allocation at Great Leighs (<del>Existing Commitment 3</del>) will also provide opportunities to contribute towards and enhance existing facilities and services in these villages.</p> <p><i>Add fourth bullet point to para 7.239:</i> • #: Great Leighs – Land East of Main Road</p> <p><i>Delete Para 7.240</i></p> <p><i>Amend heading after para 7.303:</i> <del>Existing Commitments</del> <u>Location # - Boreham</u></p> <p><i>Delete para 7.304</i></p> <p><i>Move Existing Commitment EC3 (as retitled) and Paras 7.305 to 7.311 to follow Para 7.281</i></p>		

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		<p>Delete Para 7.363 and associated heading Existing Commitments</p> <p>Move Existing Commitment EC5 (as renamed) and Paras 3.64 to 3.66 to follow Para 7.353</p> <p>Delete two references to Existing Commitments in Table 5, Section 6</p> <p>Delete two references to Existing Commitments in Table 6, Section 7</p>		
MM47	7.191	<p>Insert additional para after 7.191:  <u>The site is located within a Critical Drainage Area (CDA). Development may have the potential to impact on the CDA in respect of surface water flooding. As a result of this, the site is likely to require an individually designed mitigation scheme to address this issue.</u></p>	To ensure the Plan reflects the latest position.	No. The main modification relates to supporting text and as such, is not considered significant for the purposes of the SA. It is noted that the associated policy already includes reference to flood risk and drainage which has been reflected in the existing assessment.
MM48	Existing Commitment EC2: Land Surrounding Telephone Exchange Ongar Road and 7.201	<p>Amend bullet 3 and 4 under site planning principles:</p> <ul style="list-style-type: none"> <li><b>Conserve <u>Preserve and or</u> enhance the character and or appearance of the Writtle Conservation Area and its setting</b></li> <li><b><u>Protect-Preserve and where appropriate enhance the setting of surroundings listed buildings the listed buildings at 49 and 57 The Green</u></b></li> </ul> <p>Delete para 7.201:  Development will need to be sensitive to the surrounding listed buildings and seek to preserve and enhance the character and appearance of the Writtle Conservation Area.</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to the setting of Writtle Conservation Area; however, this does not affect the overall score of this policy against this objective.
MM49	Strategic Growth Site Policy 4 North East Chelmsford, 7.209, 7.214, 7.216, 7.228, 7.229, 7.238	<p>Amend bullet 7 under Supporting On-Site Development:</p> <ul style="list-style-type: none"> <li><b>Provision of two new stand-alone <u>early years and childcare</u> nurseries.</b></li> </ul> <p>Amend bullet 2 and 3 and delete bullet 5 under historic and natural environment:</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the area for the Strategic Growth Site is clearly defined. The open space notation is out of date following closure of the golf course.	Yes. The main modification introduces additional requirements in respect of landscape which could influence the assessment of the policy in respect of SA Objective 13 (cultural heritage) and SA Objective 14 (landscape).

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<ul style="list-style-type: none"> <li><del>Conserve and enhance the historic environment including Preserve or enhance the character and or appearance of the Little Waltham Conservation Area and its setting.</del></li> <li><del>Protect Preserve and where appropriate enhance the setting of listed buildings and their settings including New Hall, Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn. Channels Farmhouse, Mount Maskells, Powers Farmhouse, Peveral's Farmhouse, Shoulderstick Hall, Hobbits, Shuttleworth, Pratts Farmhouse, Pratts Farm Cottages and New Hall Registered Park and Garden in or close to the site</del></li> <li><del>Appropriate safeguarding for the existing open area formerly comprising a golf course on-site</del></li> </ul> <p>Add a new bullet after bullet point 3 under Historic and Natural Environment:</p> <ul style="list-style-type: none"> <li><u>Provide a generous landscape buffer to preserve the settings of nearby heritage assets including Powers Farm, Peverels Farm, Park Farm Channels, Belsteads and those on Wheelers Hill/Cranham Road.</u></li> </ul> <p>Amend bullet 3 and 8 under Site infrastructure requirements:</p> <ul style="list-style-type: none"> <li><del>Land (circa 0.13</del> <u>0.26</u> <del>ha) for a two</del> stand-alone early years and childcare nurseries (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority.</li> <li>Financial contributions to <del>the</del> delivery of the full Chelmsford North East Bypass (CNEB) <del>beyond the site boundary</del>, Beaulieu Station and community space and facilities</li> </ul> <p>Delete 15<sup>th</sup> bullet point under site infrastructure requirements:</p> <ul style="list-style-type: none"> <li><del>Safeguarding for the existing open area formerly currently comprising a golf course on-site</del></li> </ul> <p>Add paragraph before 7.209:  <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p>	Change also clarifies the context of this site following the deletion of Appendix D.	The other amendments provide consistency with national policy and other local plan policies, greater clarity and ensure that the Local Plan reflects the most recent information. These changes are not considered significant for the purposes of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<ul style="list-style-type: none"> <li>• <u>New garden community for major housing and employment development</u></li> <li>• <u>Proposed Country Park</u></li> <li>• <u>Proposed Radial Distributor Road (RDR2)</u></li> <li>• <u>Minerals site, and</u></li> <li>• <u>Existing Open Space.</u></li> </ul> <p><i>Expand para 7.214:</i> As this is a Strategic Growth site and in order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 9 plots <u>within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the Travelling Showpeople site will be determined through the masterplanning process.</u></p> <p><i>Amend last sentence and add to end of para 7.216:</i> This is expected to contribute significantly to the City's economic growth by providing a mix of opportunities for accommodation for medium and large-sized businesses and the location for Anglia Ruskin University's MedTechBic Campus. <u>The new development is also expected to provide an opportunity to bring forward a new Business Park of regional significance with the prospects for an Innovation Park of the highest design quality. This will be attractive to leading businesses in the Research and Development and High Technology sectors and could help place Chelmsford at the forefront of 21st century economic development in Essex and beyond. The new employment development will be in addition to existing commitments for significant new office/business floorspace in North East Chelmsford at Beaulieu and Channels including Beaulieu XChange business park.</u></p> <p><i>Amend para 7.228:</i> The development must provide appropriate safeguarding for the existing open area currently comprising a golf course on site. <u>The site includes an area of open space originally identified for existing and replacement golf holes. Due to its location, topography and ecology, this</u></p>		

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		<p><u>area will perform other important open space functions which will form part of the development on Strategic Growth Site 4. It is expected that a significant portion of this area will form open space with the precise boundaries to be decided through the masterplanning process. The site layout should also positively use existing topographical, heritage, ecological, and landscape site features such as established vegetation and water bodies. The design is also expected to ensure that the development achieves an attractive and well-planned gateway into Chelmsford.</u></p> <p><i>Amend para 7.229:</i>  Development design and layout is expected to <del>conserve</del><u>preserve</u> and <del>or where opportunities arise</del><u>enhance the character and</u> <del>or</del> appearance of the Little Waltham Conservation Area and preserve the listed buildings and their setting on and close to the site. <del>These include a Grade II Registered Park and Garden, New Hall and Grade I listed New Hall, Grade II listed barns at Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn, Channels Farmhouse, Mount Maskells, Powers Farmhouse, Pratts Farm Cottages.</del> <u>The masterplan process will establish the detailed preservation and enhancement principles for this site.</u></p> <p><i>Insert the following after para 7.238:</i>  <u>North East Chelmsford is already an area of change arising from major new development allocated in the Council's previous Local Development Framework which was subject of a detailed masterplan. Outline planning permission has been granted for 4,350 new homes and up to 62,300 sqm of employment floorspace and the first phases are currently being developed.</u></p> <p><u>As part of the conditions of the outline permission for 3,600 of the total of 4,350 new homes (known as Beaulieu), all subsequent development proposals within reserved matters or full planning applications are required to comply with the approved Parameter Plans and adopted Landscape Design and Management Plan. This is to ensure compliance with the historic environment requirements of the now superseded North Chelmsford Area Action Plan regarding the protection and</u></p>		

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>enhancement of the setting of the Grade I New Hall and its Registered Park and Garden and the implementation of the required Heritage Compensatory Measures. In the event that the extant planning permission is not implemented in full, any subsequent planning applications will be required to adhere in full to the adopted Landscape Design and Management Plan.</u></p> <p><u>The specific area where the New Hall Heritage Compensatory Measures should be implemented are shown on the Local Plan Policies Map.</u></p>		
MM50	Strategic Growth Site 5a – Great Leighs, Land at Moulsham Hall, 7.242, 2.244, 7.252, 7.253, 7.254	<p><i>Amend bullet 1 under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect Preserve and where appropriate enhance the setting of the listed buildings at Moulsham Hall, Triceratops, Breams Farm, Creeds Twin/Hobby Croft, Chadwicks, Fortune Cottage, Stone Hall Cottage and Hump Cottage and other listed buildings</u></b></li> </ul> <p><i>Add new third bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>— Enhance the historic environment</li> </ul> <p><i>Add new bullet under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></b></li> </ul> <p><i>Add new para before 7.242:</i>  <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> <li><u>Site for new housing</u></li> <li><u>Area for conservation/ strategic landscape enhancement</u></li> <li><u>Land allocated for future recreation use and/or SUDS</u></li> <li><u>Existing Open Space, and</u></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the area for the Strategic Growth Site is clearly defined.	<p>Yes. The main modification has the potential to be significant for the purposes of the SA by reducing the uncertainty with regard to effects on biodiversity (SA Objective 1) and negating the negative effects on water (SA Objective 8) identified in the January 2018 SA Report.</p> <p>The other amendments provide consistency with national policy and other local plan policies, greater clarity and ensure that the Local Plan reflects the most recent information. These changes are not considered significant for the purposes of the SA.</p>



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<ul style="list-style-type: none"> <li><u>Local Wildlife Site.</u></li> </ul> <p><i>Amend para 2.244:</i> As this is a Strategic Growth site and in order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 5 plots <u>within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the Travelling Showpeople site will be determined through the masterplanning process.</u></p> <p><i>Amend para 7.252:</i> The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Local Wildlife Sites <u>Essex Wildlife Trust Nature Reserves, Phyllis Currie/Dumney Lane Woods. This may include financial contributions towards mitigating increased recreational impacts.</u></p> <p><i>Add to end of 7.252:</i> <u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p> <p><i>Amend para. 7.253:</i> An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement. <u>The development is expected to preserve the setting of Moulsham Hall and to create an enhanced parkland setting.</u> Development design and layout should also take into consideration the setting of other heritage assets, including the Listed Buildings of Triceratops, Breams Farm, Creeds Twin/Hobby Croft, Chadwicks, Fortune Cottage, Stone Hall Cottage and Hump Cottage.</p> <p><i>Add new para after 7.254:</i> <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of</u></p>		

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<u>Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions.</u>		
MM51	Strategic Growth Site 5b – Great Leighs – Land East of London Road, 7.264, 7.268	<p><i>Amend bullet 1 and add new second and third bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall and North Whitehouse and other listed buildings</u></b></li> <li>• <b><u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u></b></li> <li>• <b><u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Add new bullet under Site infrastructure requirements:</i>  <b><u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></b></p> <p><i>Amend para 7.264:</i>  Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites. Development design and layout should also take into consideration the setting of nearby other heritage assets, including the nearby listed buildings North Whitehouse and Gubbions Hall and the Scheduled Monument at Gubbions Hall and its setting. The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</p> <p><i>Add new para after 7.268:</i>  <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	<p>Yes. The main modification has the potential to be significant for the purposes of the SA by reducing the uncertainty with regard to effects on biodiversity (SA Objective 1) and negating the negative effects on water (SA Objective 8) identified in the January 2018 SA Report.</p> <p>The other amendments provide consistency with national policy and other local plan policies, greater clarity and ensure that the Local Plan reflects the most recent information. These changes are not considered significant for the purposes of the SA.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<u>include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions</u>		
MM52	Strategic Growth Site 5c – Great Leighs – Land North and South of Banters Lane, 7.264, 7.273, 7.274, 7.277, 7.278, 7.281	<p><i>Amend bullet point 1 under Movement and Access:</i>  <b><u>Main vehicular access to the site will be from Banters Lane or through EC3, via Main Road.</u></b></p> <p><i>Amend bullet 1 and add new second bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall, Blue Barnes Farm, The Cottage, Jasmine Cottage, Millers Cottage and Rose Cottage and other listed buildings</u></b></li> <li>• <b><u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u></b></li> </ul> <p><i>Delete bullet 3 and add new bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Enhance the historic environment</u></b></li> <li>• <b><u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Add new bullet under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></b></li> </ul> <p><i>Amend para 7.264:</i>  Development design and layout should also take into consideration the setting of other heritage assets, including the <u>nearby</u> listed building <u>North Whitehouse</u> and <u>Scheduled Monument</u> at Gubbions Hall.</p> <p><i>Amend para 7.273:</i>  Great Leighs Primary School is <del>full</del> <u>does not currently have capacity to accommodate future pupil forecasts from this development and forecast to remain so</u>. The scale of development <u>proposed across Strategic Growth Location 5</u> <del>in this location</del> will require a new two-form entry</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	<p>Yes. The main modification has the potential to be significant for the purposes of the SA by reducing the uncertainty with regard to effects on biodiversity (SA Objective 1) and negating the negative effects on water (SA Objective 8) identified in the January 2018 SA Report.</p> <p>The other amendments provide consistency with national policy and other local plan policies, greater clarity and ensure that the Local Plan reflects the most recent information. These changes are not considered significant for the purposes of the SA.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p>primary school with co-located 56 place early years and childcare nursery. A The new school is proposed <del>early on in the development</del> to be located on site 5a: Great Leighs – Land at Moulsham Hall <u>and Site 5c will contribute proportionately towards its provision.</u> It is essential that this school is available ahead of development of <u>Whilst site 5c Great Leighs – Land north and south of Banters Lane may come forward prior to Site 5a in the event of there being sufficient capacity at Great Leighs Primary School and/or White Court Primary School to the north, commencement of both sites 5a and 5c should otherwise be coincident to ensure viability of the primary school programmed to receive the pupils from both sites. However, in the event that site 5a does not proceed on programme, as set out in the housing trajectory and Infrastructure Delivery Plan, and there remains insufficient places at Great Leighs Primary School, the developer of site 5c will need to work with Essex County Council to agree an alternative strategy to mitigate the impact of their development on the availability of school places. Any such alternative strategy should not undermine the SGS-5 policy ability to deliver on new primary school provision in respect of Site 5a.</u> The nearest secondary schools to Great Leighs are located in Braintree town. The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) have jointly considered the potential implications arising from both Chelmsford's and Braintree's emerging Local Plans, and the provision of secondary school provision. Proposals for the future expansion of Notley High School in Braintree can provide secondary place capacity for this site allocation. <del>Effort should therefore be made</del> <u>Therefore, as part of site infrastructure requirements there is a need to provide connections from the site and improvements to the surrounding footpath and cycleway network to ensure</u> safe and direct walking and cycling routes between Great Leighs and Notley High School <u>and White Court Primary School</u> in Braintree.</p> <p><i>Amend para 7.274:</i> The development will take its vehicular access from Banters Lane <u>or through site EC3, via Main Road,</u> and be expected to mitigate its impacts on the local and strategic road network, both individually and collectively with the other allocations in Great Leighs.</p>		

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		<p><i>Amend para 7.277:</i> Development design and layout should also take into consideration the setting of other <u>nearby</u> heritage assets, including the listed buildings and scheduled monument at Gubbions Hall. <u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p> <p><i>Amend and move para 7.278 to the beginning of para 7.277:</i> Layout should also positively use existing topographical, heritage, ecological and landscape site features such as <u>shallow valleys</u>, established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites.</p> <p><i>Add additional para after 7.278:</i> <u>The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Essex Wildlife Trust Nature Reserve, Sandylay/Moat Woods. This may include financial contributions towards mitigating increased recreational impacts.</u></p> <p><i>Add new para after 7.281:</i> <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions.</u></p>		
MM53	Strategic Growth Site 6 – North of Broomfield and 7.287, 7.283, 7.293	<p><i>Amend bullet 1 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect Conserve and where appropriate enhance the setting historic properties and of the listed buildings on Blasford Hill and the non-designated heritage assets Wood House, the Coach House and Wood House Lodge adjoining the site</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	Yes. The additional mitigation in respect of a new vehicular access into Broomfield Road Hospital has the potential for a significant effect for the purposes of the SA. The inclusion of specific reference to

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p>Add new second bullet under Historic and Natural Environment:</p> <ul style="list-style-type: none"> <li><b><u>Protect and where appropriate enhance the setting of the nearby Scheduled Monument to the north of the site</u></b></li> </ul> <p>Amend first sentence of para 7.287: The development will provide a multi-secondary purpose link <u>new vehicular access</u> road into Broomfield Hospital Campus.</p> <p>Delete para 7.293</p>		the protection and enhancement of Schedule Monuments may also affect the assessment of this policy against SA Objective 13 (cultural heritage).
MM54	Existing Commitment EC3 – Great Leighs, Land East of Main Road	<p>Amend bullet 3 and add new bullet 4 under site planning principles:</p> <ul style="list-style-type: none"> <li><b><u>Protect-Preserve and where appropriate enhance the setting of Gubbions Hall and listed buildings along Main Road</u></b></li> <li><b><u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	Yes. The inclusion of specific reference to the protection and enhancement of Gubbions Hall may affect the assessment of this policy against SA Objective 13 (cultural heritage).
MM55	Existing Commitment EC4 – East of Boreham	<p>Amend bullet 3 and 4 and delete bullet 8 under site planning principles:</p> <ul style="list-style-type: none"> <li><b><u>Protect Preserve or and where possible enhance the character and or appearance of the two conservation areas and their setting in the vicinity of the site</u></b></li> <li><b><u>Preserve and where appropriate enhance the setting of surrounding listed buildings</u></b></li> <li><del><b><u>Enhance the historic environment</u></b></del></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to the setting of conservation areas; however, this does not affect the overall score of this policy against this objective.
MM56	Strategic Growth Site Policy SGS7, 7.330, 7.339, 7.341, 7.342	<p>Amend first sentence:</p> <p><b>Land to the north of Burnham Road (B1012) and east and west of the B1418, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned sustainable extension to the existing town neighbourhood, that maximises opportunities for sustainable travel, in a landscaped setting.</b></p> <p>Amend bullet 3 under amount and type of development:</p> <ul style="list-style-type: none"> <li><b><u>1,000sqm of flexible business floorspace providing a range of unit sizes and types</u></b></li> </ul> <p>Split second bullet under Supporting On-Site development:</p>	For effectiveness and consistency with national policy. This change ensures consistency with Reasoned Justification and ensure the plan is up to date.	<p>Yes. The main modification introduces additional mitigation which has the potential to reduce adverse effects on biodiversity (SA Objective 1) and cultural heritage (SA Objective 13).</p> <p>The remaining amendments enhance the performance of the policy with regards to transport (SA Objective 6) and cultural heritage (SA Objective 13) in</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<ul style="list-style-type: none"> <li>• <b>Neighbourhood Centre incorporating provision for convenience food retail (1,900sqm)</b></li> <li>• <b>Flexible neighbourhood scale business (1,000sqm) and community and healthcare provision</b></li> </ul> <p><i>Amend 3<sup>rd</sup> and 7<sup>th</sup> bullet under Movement and Access:</i></p> <ul style="list-style-type: none"> <li>• <b>Main vehicular access to the eastern parcel will be from Burnham Road <u>and/or</u> Woodham Road roundabout (B1012)</b></li> <li>• <b>Provide additional <u>and/or improved</u> pedestrian and cycle connections to the Town Centre <u>and railway station</u></b></li> </ul> <p><i>Additional bullet under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Preserve and where appropriate enhance the setting of the listed buildings at Edwins Hall, Shaws Farmhouse, Tabrums, Wellington Farmhouse and Barn and Ilgars and the non-designated asset Hambert's Farm</u></b></li> </ul> <p><i>Add additional bullet points under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li>○ <b><u>Capacity improvements to the A132 between Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements</u></b></li> <li>○ <b><u>Multi-user crossings of the B1012 in South Woodham Ferrers which may include a bridge or underpass</u></b></li> </ul> <p><i>Amend sixth bullet:</i></p> <p><b><u>Provision of and/or financial contributions towards, recreation disturbance avoidance and mitigation measures for European designated sites including the Crouch Estuary Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or</u></b></p>		particular but are not considered significant to effect changes and are not therefore material for the purposes of the SA.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b><u>otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Add new seventh bullet under 'Site Infrastructure Requirement':</i>  <b><u>Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance.</u></b></p> <p><i>Amend last sentence of para 7.330:</i>  The location of the Travelling showpeople site <del>within the Site Allocation</del> will be addressed through the wider master planning process <u>for the site.</u></p> <p><i>Amend para 7.339:</i>  Impacts from development on the local and strategic road network must be mitigated, and may include appropriate <del>road and junction</del> <u>highway</u> improvements along Burnham Road, the roundabout junctions at the B1418, Ferrers Road and Rettendon Turnpike, and the A132 and local junctions between the Town and the A130, in line with the Highway Authority requirements. Impacts of development <del>in from within and to</del> the adjoining <u>areas including Basildon, Rochford and Maldon District</u> <del>need will</del> be part of this consideration.</p> <p><i>Inset new para after para 7.339:</i>  <u>Any improvements to the existing highway required to mitigate the impact of development from this strategic growth site, will be primarily focussed on junction enhancements, such as to the A132/B1012 Rettendon Turnpike, in order to improve the flow of traffic onto the strategic road network. These should not encourage through-traffic movements to use the local road network through neighbouring settlements such as Runwell and Wickford. The road network to the south of Chelmsford City Council's area, is also proposed for improvement by the Highway Authority including the A130, A127, A13 corridors. These include the A127/A130 Fairglen Interchange improvement scheme. Where appropriate, off-site mitigation of this strategic growth site should complement other relevant Highway</u></p>		

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		<p><u>Authority schemes to help ensure the strategic road network provides the most attractive route for through-traffic.</u></p> <p><i>Amend fourth sentence of para 7.341:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.</p> <p><i>Add to end of para 7.341:</i> <u>In addition, due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address the impacts other than recreational disturbance.</u></p> <p><i>Amend para 7.342:</i> Whilst there are no heritage assets within the site boundary, there are a number of listed buildings and <u>a non-designated heritage asset</u> around the site including <del>Grade II* Edwins Hall north of the site, and nearby Grade II buildings including Shaws Farmhouse, William Tabrums Copyhold, Wellington Farmhouse and Barn and Ilgars Manor.</del> Development of this site will need to mitigate any impact on <u>these</u> the listed buildings and their settings.</p>		
MM57	Growth Site 8 – South of Bicknacre, 7.350, 7.353	<p><i>Amend bullet under amount and type of development:</i></p> <ul style="list-style-type: none"> <li>• Around <del>30</del> <u>35</u> new homes of mixed size and type including affordable housing.</li> </ul> <p><i>Amend bullet 1 and 2 under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Preserve and where appropriate enhance the setting of Grade II listed Star House</u></b></li> <li>• <b><u>Respect Protect and enhance the Thrift Wood Site of Special Scientific Interest (SSSI) to the south east of the site ensuring</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensures the Plan is up to date.	<p>Yes. The main modification has the potential to have a significant effect on biodiversity (SA Objective 1) for the purposes of the SA.</p> <p>The other amendments provide consistency with national policy and other local plan policies, greater clarity and ensure that the Local Plan reflects the most recent</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b><u>any new development provides any required mitigation measures</u></b></p> <p><i>Amend last para:</i>  <b><u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend second sentence of para 7.346:</i>  This development allocation lies to the south of Bicknacre. It will provide around 30 <u>35</u> new homes expected...</p> <p><i>Amend para 7.350:</i>  The Main Road frontage includes dispersed houses and cottages where the spacing and set back position of buildings, together with mature trees and woodlands, field boundaries and tracks, gives a rural character. Development should respect this rural character, which also forms part of the setting of the Grade II listed Star House. <del>Development should also respect the Thrift Wood Site of Scientific Interest (SSSI) to the south east of the site.</del> <u>The development will also be required to provide appropriate mitigation to avoid adverse impacts to the Thrift Wood Site of Scientific Interest (SSSI) to the south east of the site.</u></p> <p><i>Amend fourth sentence of para 7.353:</i>  At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites</u></p>		<p>information. These changes are not considered significant for the purposes of the SA.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.		
MM58	Strategic Growth Site 9 – Danbury, 7.360, 7.362	<p><i>Amend Policy SGS9:</i></p> <p><b>An allocation of <u>around 100 new homes to be accommodated within or adjoining the Defined Key-Service Settlement Boundary of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Danbury Neighbourhood Plan.</u></b></p> <p><i>Add new sub-section to end of Policy:</i></p> <p><b><u>Site Masterplanning principles:</u></b></p> <p><b><u>Conserve and enhance the Sites of Special Scientific Interest (SSSI) in and around Danbury (Blake’s Wood and Lingwood Common SSSI, Woodham Walter Common SSSI, Danbury Common SSSI) ensuring any new development avoids direct impacts and mitigates indirect impacts (i.e. recreational damage) as a priority and provides any required mitigation measures where necessary (including those set within any emerging visitor impact studies / strategic solutions).</u></b></p> <p><i>Amend last para of Policy:</i></p> <p><b><u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend 1<sup>st</sup> sentence of para 7.360:</i></p> <p>...the Spatial strategy makes an allocation of <u>around 100 homes.</u></p>	For effectiveness and consistency with national policy. This change also removes typographical errors and ensures the Local Plan is up to date.	<p>Yes. The main modification has the potential to have a significant effect on biodiversity (SA Objective 1) for the purposes of the SA.</p> <p>The other amendments provide consistency with national policy and other local plan policies, greater clarity and ensure that the Local Plan reflects the most recent information. These changes are not considered significant for the purposes of the SA.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p>Delete quote marks at end of last sentence of para 7.360</p> <p>Amend fourth sentence of para 7.362: At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.</p>		
MM59	Policy SPA1	<p>Amend Policy SPA1 as follows:</p> <p><b>New development proposals at Strategic Growth Site 6 – North of Broomfield, to the north of the Hospital will <del>provide</del> <u>incorporate</u> a new access road from Main Road (B1008) providing the opportunity for the Hospital to extend this road across land to be safeguarded within the Hospital campus to the hospital from Main Road (B1008). Development within this Special Policy Area should <del>safeguard the route of this new road and ensuring successful integration with the existing internal road network of the Hospital.</del></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with Policy SGS6.	No. The main modification provides consistency with national policy and other local plan policies. As such, it is not considered significant for the purposes of the SA.
MM60	Policy SPA2	<p>Amend Policy SPA2 as follows:</p> <p><b><u>Development will be permitted for proposals</u> <del>The Council will support proposals</del> which provide ancillary functions to support the operation of the Racecourse, subject to good design quality; promoting more sustainable means of transport to the site and reducing use of individual trips by car; protecting and enhancing existing trees and hedgerows; <u>preserving nearby listed buildings and their settings</u>; minimising the impact of floodlighting; minimising environmental impacts including in respect of ecology and landscape, and ensuring the full restoration of the existing minerals site.</b></p>	For effectiveness and consistency with other policies.	No. The main modification enhances the performance of the policy with regards to cultural heritage (SA Objective 13) by including specific reference to listed buildings and their setting; however, this does not affect the overall score of this policy against this objective.
MM61	Policy SPA3	<p>Replace Policy SPA3 with:</p> <p><b><u>Development will be permitted for proposals that are not inappropriate development in the Green Belt as set out in the National Planning Policy Framework. Inappropriate development is harmful to the Green Belt and will not be permitted except in very special circumstances. Very special circumstances will not exist</u></b></p>	For effectiveness and consistency with other policies.	Yes. The main modification constitutes a replacement of Policy SPA3.

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		<p><u>unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Very special circumstances may include proposals for water infrastructure and ancillary development where there is a demonstrable need and directly associated with the role, function and operation of the Hanningfield Reservoir Treatment Works Site.</u></p> <p><u>Subject to national policy on Green Belt, development proposals should; optimise opportunities for sustainable means of transport to the site and reduce individual trips by car; provide high quality buildings; focus built form around existing buildings; protect and enhance trees and hedgerows; avoid adverse impacts in respect of biodiversity and landscape, and promote the nature conservation interests and recreational uses of the reservoir without impact upon the nature conservation interests of Hanningfield Reservoir SSSI through recreational disturbance. Development proposals are also expected to provide suitable SuDS and flood risk management.</u></p>		
MM62	Policy SPA4	<p><i>Amend first sentence of Policy SPA4:</i></p> <p><b><u>The Council will support Development will be permitted for proposals which promote the continued role of these nationally important gardens.</u></b></p>	For effectiveness and consistency with other policies.	No. The main modification ensures consistency with other policies and as such, is not considered significant for the purposes of the SA.
MM63	Policy SPA5	<p><i>Amend Policy SPA5 as follows:</i></p> <p><b><u>The Council will support Development will be permitted for proposals for a mix of uses to support Sandford Mill's cultural, leisure and recreational focus which, improves the access into and within the Special Policy Area;...</u></b></p> <p><b><u>Any proposals should protect conserve and or enhance nature and conservation interests, including the Green Wedge and Chelmer and Blackwater Navigation Conservation Area.</u></b></p>	For effectiveness and consistency with other policies.	No. The main modification ensures consistency with other policies and as such, is not considered significant for the purposes of the SA.
MM64	Policy SPA6	<p><i>Replace Policy SPA6 with:</i></p> <p><b><u>Development will be permitted for proposals that are not inappropriate development in the Green Belt as set out in the</u></b></p>	For effectiveness and consistency with other policies.	Yes. The main modification constitutes a replacement of Policy SPA6.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b><u>National Planning Policy Framework. Inappropriate development is harmful to the Green Belt and will not be permitted except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Very special circumstances may include development directly associated with the role, function and operation of Writtle University College and there is a demonstrable need.</u></b></p> <p><b><u>Subject to national policy on Green Belt, development proposals should; look for opportunities to improve circulation through and links with existing College buildings; promote more sustainable means of transport to the site and reduce individual trips by car and improve the facilities of the University College. This includes replacing existing buildings or structures of poor design quality and materials with well-designed high-quality buildings and structures that would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</u></b></p>		
MM65	Policy HO1, 8.4, 8.5	<p><i>Amend Policy HO1 A) ii as follows:</i> each dwelling <del>50%</del> of new dwellings to be constructed to meet requirement M4(2) of the Building Regulations 2015 (accessible or adaptable dwellings), or subsequent government standard.</p> <p><i>Amend Policy HO1 B) i as follows:</i> <del>a minimum</del> of 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015 (wheelchair user dwellings), or subsequent government standard.</p> <p><i>Amend Policy HO1 C) i as follows:</i> <del>a minimum</del> of 5% self-build homes which can include custom housebuilding. <u>At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for self-build/custom build homes; and</u></p>	For effectiveness and consistency with other policies.	No. The main modification ensures consistency with other policies and provides clarification. It is not considered significant for the purposes of the SA.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><i>Add the following text to the end of paragraph 8.4:</i>  <u>Where the 5% requirement does not result in whole numbers of units, the number of affordable dwellings meeting requirement M4(3) of the Building Regulations 2015, will be rounded up.</u></p> <p><i>Add the following text after the 4<sup>th</sup> sentence of paragraph 8.5:</i>  <u>Where the 5% requirement does not result in whole numbers of units, the number will be rounded up.</u></p> <p><i>Delete the following wording for para 8.5:</i>            At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for self-build/custom build.</p>		
MM66	Policy HO2, 8.10, 8.11, 8.12, 8.15	<p><i>Delete HO2 A) ii:</i>            ii. comprise a maximum combined floorspace of more than 1,000 square metres (gross internal area).</p> <p><i>Amend the last sentence of paragraph 8.10 to:</i>            This assessment identified a total affordable housing need in Chelmsford of 179 <u>affordable dwellings for rent</u> per annum.</p> <p><i>Replace paragraph 8.11 with:</i>  <u>The SHMA reviewed a range of affordable housing products available to meet housing need. The SHMA calculates 22% of overall housing should be provided as either social or affordable rented accommodation. The SHMA also shows demand for discounted market housing and shared ownership housing, which meets the definition of affordable housing, from households already in the market sector is around 16% of the overall housing. Where major development involving the provision of housing is proposed, national planning policy (NPPF 2019) requires (with some exceptions) at least 10% of homes to be available for affordable home ownership. The Local Plan Viability Study including the CIL Viability Review incorporated a series of assumptions including 35% affordable housing consisting of 13% shared ownership and 67% affordable rent housing.</u></p>	For effectiveness and compliance with national policy. This change ensures consistency with other policies. The text has been incorporated in amended paragraph 8.11.	No. The main modification ensures consistency with other policies and provides clarification. It is not considered significant for the purposes of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>In order to meet the need for affordable homes for rent identified in the SHMA and the demand for affordable home ownership housing that the Government requires, Policy HO2 A) requires the provision of 35% of the total number of residential units to be provided and maintained as affordable housing. The results of the Local Plan Viability Study including CIL Viability Review demonstrates that the threshold and types of affordable housing contributions identified in the Local Plan are achievable and the cumulative impact of policies in the Local Plan will not put development at serious risk.</u></p> <p><i>Amend paragraph 8.12:</i> There is a requirement to provide 23.1% of the overall housing need as either social or affordable rented accommodation in the SHMA. The SHMA indicates there is a net need for all sizes of affordable housing. The largest net need is for two bedroom units, followed by one bedroom units.</p> <p><i>Delete paragraph 8.15</i></p>		
MM67	Policy HO3	<p><i>Amend 1<sup>st</sup> para of Policy HO3:</i> <b>The Council will make provision for the accommodation needs of Gypsy, Traveller or Travelling Showpeople, who meet the national Planning Policy for Traveller Sites (PPTS) definition, through an allocated sites within the Local Plan.</b></p> <p><i>Delete Criterion A) iii and B) iv of Policy HO3</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification ensures consistency with other policies and provides clarification. It is not considered significant for the purposes of the SA.
MM68	Policy EM1 and para 8.28	<p><i>Amend first sentence of Policy EM1 as follows:</i> <b>Within the Employment Areas, Rural Employment Areas and new employment site allocations, which include existing as shown on the Policies Map, the Council will seek to provide and retain Class B uses or other 'sui generis' uses of a similar employment nature <u>unless it can be demonstrated that there is no reasonable prospect for the site to be used for these purposes.</u> Planning permission will be granted for the redevelopment or change of use for non-Class B uses where:</b></p> <p><i>Amend para 8.28:</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification provides consistency with national policy and other local plan policies. As such, it is not considered significant for the purposes of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		The protection of the City Centre and other designated centres for their retail function is a key objective of this Plan. A proliferation of A1 uses in the Employment Areas could be harmful to this objective and will be resisted, <u>with the exception of small scale proposals (in terms of floorspace) and it being ancillary in nature by supplementing the predominant employment offering within the Employment Area. Only in exceptional circumstances, where it can be demonstrated that the use would not materially harm the function, character and purpose of the employment area or other designated retail centres limited in relation to overall floorspace and the extent of contained in the employment area and ancillary Class A uses may be acceptable.</u>		
MM69	8.39	<i>Amend para 8.39 to:</i> For the purposes of all relevant policies of the Local Plan, the term Countryside includes Green Belt, the Green Wedge, <del>Green Corridors</del> and the Rural Area. All of these designations are defined on the Policies Map. <del>The Green Wedge and Green Corridors</del> <i>overlie</i> overlays both the Green Belt and Rural Area.	To ensure the Plan is justified, the Green Corridor designation is to be deleted from the Plan. (See also MM71, MM73, MM74, MM75 and MM76 where policy changes are to be made)	No. The main modification relates to supporting text. The implications of the removal of Green Corridors for the SA are considered in respect of the relevant policies elsewhere.
MM70	Policy CO2, 8.48, 8.49	<i>Amend Policy CO2:</i> <b><del>POLICY CO2– NEW BUILDINGS AND STRUCTURES IN THE GREEN BELT</del></b>  <b><del>Where new buildings or structures are proposed within the Green Belt, inappropriate development will not be approved except in very special circumstances.</del></b>  <i>Delete criterion A. (iv), A. (x) and D) of Policy CO2.</i>  <i>Delete the last two sentences of paragraph 8.48</i>  <i>Replace para 8.49 with:</i> <u>The Council acknowledges that due to the extent of the Green Belt in Chelmsford there may be instances where new buildings related to community or educational uses may be proposed e.g. a new village hall, new ancillary buildings related to an existing school. In accordance with the NPPF, these types of uses will be considered inappropriate development. However, the locational need for these types of uses will</u>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The main modification provides consistency with national policy and other local plan policies. As such, it is not considered significant for the purposes of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<u>be given appropriate weight when considering whether there are very special circumstances that weigh in favour of the proposals.</u>		
MM71	Policy CO3, 8.53, 8.55, 8.56, 8.57, 8.59, 8.58	<p><i>Amend Policy title, Criterion A title and first sentence to:</i>  <b>POLICY CO3 – NEW BUILDINGS AND STRUCTURES IN <u>THE GREEN WEDGE AND GREEN CORRIDORS</u></b></p> <p><b>A) <u>New buildings and structures</u></b></p> <p><b>Planning permission will be granted for new buildings <u>and structures</u> where the development does not conflict with the purposes of the Green Wedge designation <del>or Green Corridors designation</del>, and is for:</b></p> <p><i>Amend criterion A) ii. to:</i>  <b>a local community facility that supports the role and function of the Green Wedge <del>or Green Corridor</del>; or</b></p> <p><i>Amend criterion A) iv. to:</i>  <b>local transport infrastructure and other essential infrastructure <u>or development which supports existing or potential utility infrastructure where which can demonstrate a requirement for a the Green Wedge or Green Corridor location is appropriate and the benefits of which override the impact on the designation</u>; or</b></p> <p><i>Amend criterion B) to:</i>  <b><del>Where the development is located within a Green Wedge, p</del>  Planning permission will only be granted where the role and function of the Green Wedge, in maintaining open land between built-up areas, protecting biodiversity and promoting recreation, would not be materially harmed, and where the development would have no greater impact on the character and appearance of the area than the existing use and/or development. <u>The Council will assess the development based on the following:</u></b></p> <p><b><del>Where the development is located within a Green Corridor, planning permission will be granted where the development would</del></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	<p>Yes. The main modification removes reference to Green Corridors.</p> <p>The other amendments provide consistency with national policy and other local plan policies as well as greater clarity. These changes are not considered significant for the purposes of the SA.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b>have no greater impact on the character and appearance of the landscape along these river valley corridors than the existing use and/or development.</b></p> <p><b>In both a Green Wedge and Green Corridor, the Council will assess the development based on the following:</b></p> <ul style="list-style-type: none"> <li>i. the size, scale, massing and spread of the new development compared to the existing; and</li> <li>ii. the visual impact of the development compared to the existing; and</li> <li>iii. the impact of the activities/use of the new development compared to the existing.</li> </ul> <p><i>Amend criterion C) iv. to:</i>  <b>where the development is located within a Green Wedge, the new building is not materially larger than the one it replaces.</b></p> <p><i>Replace para 8.53 with:</i>  <u>The Green Wedge is a local landscape designation that recognises the crucial role of the main river valleys in providing important open green networks for wildlife, flood storage capacity, leisure and recreation and sustainable means of transport. It also has an important role in preventing settlement coalescence and maintaining a sense of place and identity for neighbourhoods. New buildings within the Green Wedge will be restricted to ensure that the openness, role and function of these landscapes are not adversely affected.</u></p> <p><i>Amend para 8.55 to:</i>  Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes <u>and the benefits of which override the impact of the designation</u> e.g. sewage or water connections, <u>power sources</u>, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, <u>including on-site and off-site reinforcements to existing networks</u>. Local transport infrastructure is defined as being infrastructure that must be</p>		

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p>situated in the location proposed e.g. a Park and Ride facility, new roads and bridges. Essential infrastructure will also be recognised as that proposed by statutory undertakers.</p> <p><i>Remove Green Corridor reference from paras 8.56, 8.57 &amp; 8.59</i></p> <p><i>Amend para 8.58 to:</i> Economic growth in the Green Wedge and Green Corridors is encouraged but new buildings will only be permitted in circumstances where the proposal supports the sustainable growth and expansion of an existing, authorised and viable rural business. The need for a <del>the</del> Green Wedge or Corridor location would need to be justified. The Council must be satisfied that the new building is necessary for the existing business and that it is likely to continue to grow and prosper. New buildings for start-up businesses will not be permitted in the Green Wedge or Corridor. This is to avoid the proliferation of new buildings which are unconnected to existing sites and uses and may result in harm to the <del>valued open openness and landscape character of the landscapes and river valleys.</del></p>		
MM72	Policy CO4, 8.64, 8.65, 8.66, 8.68	<p><i>Amend criterion A) title and first sentence to:</i> <b><u>A) New buildings and structures</u></b></p> <p><b><u>Planning permission will be granted for new buildings and structures....</u></b></p> <p><i>Amend criterion A) iii. to:</i> <b><u>iii. local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure</u></b></p> <p><i>Amend first sentence of para. 8.64 to:</i> Proposals for new buildings <u>and structures...</u></p> <p><i>Amend para. 8.65 to:</i> Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes <u>and the</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies	No. The main modification provides consistency with national policy and other local plan policies as well as greater clarity. As such, it is not considered significant for the purposes of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><u>benefits of which override any adverse impacts on the intrinsic character and beauty of the countryside. e.g. electricity substation, waste water treatment sites, emergency services or telecommunications. e.g. sewage or water connections, power sources, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, including on-site and off-site reinforcements to existing networks.</u> Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed e.g. a Park and Ride facility, new roads and bridges. <u>Essential infrastructure will also be recognised as that proposed by statutory undertakers.</u></p> <p><i>Amend first sentence of para. 8.66 to:</i> Buildings <u>and structures</u>.....</p> <p><i>Amend first sentence of para. 8.68 to:</i> Economic growth in the Rural Area is encouraged but new buildings <u>and structures</u>....</p>		
MM73	Policy CO5	<p><i>Amend Policy title, Criterion B title and first sentence to:</i> <b>POLICY CO5 – INFILLING IN THE GREEN BELT, GREEN WEDGE, <del>GREEN CORRIDOR AND RURAL AREA</del></b></p> <p><b>B) <del>Green Wedge, Green Corridors and or Rural Area</del></b></p> <p><b>Planning permission will be granted for infilling in the Green Wedge, <del>Green Corridors and or Rural Area</del> provided that:.....</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	Yes. The main modification removes reference to Green Corridors.
MM74	Policy CO6, 8.76, 8.77, 8.78	<p><i>Amend Criterion B title and first sentence to:</i> <b>B) <del>Green Wedge and Green Corridors</del></b> <b>Planning permission will be granted for the change of use of buildings in the Green Wedge and <del>Green Corridors</del> where:</b></p> <p><i>Amend Criterion B iii. to:</i> <b>iii. the use of any land within the curtilage of the building, and which is to be used in association with that building, would not conflict with the purposes of the Green Wedge <del>or Green Corridor</del> Designations; and</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	Yes. The main modification removes reference to Green Corridors.



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		<p><i>Amend last para of Criterion B to:</i>  <b>Changes of use of land and engineering operations will be permitted where the development would not adversely impact on the role, function, character and appearance of <u>the Green Wedge and Green Corridors</u> as set out in Policy CO1- <u>Strategic Policy S13</u>.</b></p> <p><i>Delete para. 8.76</i></p> <p><i>Amend first sentence of para 8.77 to:</i>  Within the Green Belt, <del>and Green Wedge and Green Corridors</del>, any alteration or extension included as part of a change of use will require careful scrutiny in order to ensure that it is not disproportionate in relation to the existing building.</p> <p><i>Amend first and second sentence of para 8.78 to:</i>  Buildings will normally have <del>an</del> identified curtilage. It is important to consider how the curtilage may alter as part of the change of use to the host building; for example, through storage or domestication. In the Green Belt, the Council will be mindful about the impact on openness. In the Green Wedge <del>and Green Corridors</del>, the ancillary use of the land should not conflict with the purpose of the designations.</p>		
MM75	Policy CO7, 8.84	<p><i>Amend policy title, criterion B title and first sentence to:</i>  <b>POLICY CO7 – EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGE, <del>GREEN CORRIDORS</del> AND RURAL AREA</b></p> <p><b><del>B) Green Wedge and Green Corridors</del></b>  <b>Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Green Wedge <del>or Green Corridor</del> and the extension or alteration would not:</b></p> <p><i>Amend Criterion B ii. &amp; iii. to:</i>  <b>ii. be out of keeping with its context and surroundings or result in any other <u>unacceptable</u> harm; and</b>  <b>iii. conflict with the purposes of the Green Wedge <del>or Green Corridor</del> designation.</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	Yes. The main modification removes reference to Green Corridors.

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		<p><i>Amend criterion C) i. to:</i></p> <p><b><u>i. be disproportionate in size, scale and proportions, such that the form and appearance would be out of keeping with the existing building, its context and surroundings be out of keeping with its context and surroundings and does not result in any other unacceptable harm; and</u></b></p> <p><i>Amend para 8.84 to:</i></p> <p>B) Green Wedge and Green Corridors</p> <p>The role of the main river valleys will be protected and enhanced as a valued and multi-faceted landscapes for their openness and preventing settlement coalescence and its function as an important green networks for wildlife, leisure and recreation. Some parts of the Green Wedge and Green Corridors may also fall within the Green Belt. In these cases, the objectives and purpose of the Green Belt will still apply; Green Belt is a national designation, subject to national policies and will still be given full weight in planning decisions. <u>The Green Wedge and Green Corridors will also cover</u> parts of the designated Rural Area <u>and</u> in these cases the proposal will need to conform with both Parts B and C of the policy.</p>		
MM76	Policy CO8	<p><i>Amend second paragraph of policy to:</i></p> <p><b>Planning permission will be granted for a new dwelling or caravan in the <u>Green Wedge or Rural Area, Green Wedge or Green Corridor</u> where there is a proven essential need for the purposes of agriculture or forestry, horse breeding and training, livery or other land-based rural business.</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	Yes. The main modification removes reference to Green Corridors.
MM77	Policy HE1	<p><i>Amend criterion A):</i></p> <p><b>The impact of any development proposal on <u>the significance of a designated heritage asset or its setting</u>, and the level of any harm, will be <u>considered weighed</u> against any public benefits arising from the proposed development. Where there is substantial harm or total loss of significance of the designated heritage asset, <u>this will be weighed against any substantial public benefits, unless consent will be refused unless it can be demonstrated that the substantial harm</u></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	No. The revised criteria provides enhanced protection for the historic environment. Policy HE1 has already been assessed as having a significant positive effect on cultural heritage (SA Objective 13).

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		<p><b><u>or loss is necessary to achieve substantial public benefits that outweigh that harm or loss; or all of the following apply:</u></b></p> <p><i>Amend first para and delete last para under B) Listed Buildings:</i>  <b>In addition <u>to the above</u> Criteria A) the Council will preserve Listed Buildings and will <u>permit only support</u> proposals where:</b></p> <p><b>Applications involving the demolition of a Listed Building will only be granted in exceptional circumstances, where the substantial public benefit derived from the proposals outweighs the loss.</b></p> <p><i>Amend first para under C) Conservation Area:</i>  <b>In addition <u>to the above</u> Criteria A) development will only be permitted in Conservation Areas where:</b></p> <p><i>Amend criterion D):</i>  <b><u>Development proposals should protect Registered Parks and Gardens and their settings. Harm should be assessed in accordance with the tests within Part A of this policy. In addition, to the above</u></b>  <b><u>Criteria A) planning permission will only be granted for proposals that would not cause harm to the character or setting of Registered Parks or Gardens unless there is a the harm is outweighed by public benefit.</u></b></p> <p><i>Amend criterion E):</i>  <b><u>Development proposals should protect Scheduled Monuments and their settings. Harm should be assessed in accordance with the tests within Part A of this policy. In addition, to the above</u></b>  <b><u>Criteria A) planning permission will only be granted for proposals that would not adversely affect a Scheduled Monument or its setting unless there is a the harm is outweighed by public benefit.</u></b></p>		
MM78	Policy HE3	<p><i>Amend first sentence of Policy HE3:</i>  <b>Planning permission will be granted for development affecting archaeological sites providing it protects, enhances <u>and or</u> preserves sites of archaeological interest and their settings.</b></p>	For consistency with national policy as some assets of archaeological interest may not require protecting, enhancing and preserving so 'and' is replaced with 'or'.	No. The main modification provides consistency with national policy and as such, it is not considered significant for the purposes of the SA.

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MM79	Policy NE1, 8.109	<p><i>Add to end of (A) Internationally Designated Sites:</i></p> <p><b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend para 8.109:</i></p> <p>The development proposal should be informed by the results of the checklist and any relevant survey <u>and apply the mitigation hierarchy</u> and have regard to the Council's Green Infrastructure Strategy: <u>Strategic Plan.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies	Yes. The additional text introduced by the main modification has the potential to have a significant effect on biodiversity (SA Objective 1) for the purposes of the SA.
MM80	Policy NE2, 8.113	<p><i>Amend A) first para:</i></p> <p><b>Planning permission will only be granted for development proposals that do not result in unacceptable harm to the health of a preserved tree, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands. Consideration will also be given to the impact of a development on aged or veteran trees found outside ancient woodlands.</b></p> <p><i>Amend A) second para:</i></p> <p><b>Development proposals that have the potential to affect preserves trees, trees in a Conservation Area or Registered Park and Garden ...</b></p> <p><i>Amend B) as follows:</i></p> <p><b><i>B) Non-Protected Other Landscape Features</i></b></p> <p><b>Planning permission will only be granted for development proposals that do not result ....</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies	No. The main modification is for consistency and whilst it may enhance the performance of Policy NE2 when assessed against SA Objective 13 (Cultural Heritage), it is not considered significant for the purposes of the SA
MM81	Policy NE3	<p><i>Amend Policy NE3, part A (ii) as follows:</i></p> <p><b><del>ii. it seeks to achieve betterment and does not worsen flood risk elsewhere.</del></b></p>	For effectiveness, legally compliant and consistency with national policy.	No. The main modification is for consistency and as such, is not considered significant for the

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><i>Amend Policy NE3, part B (ii) as follows:</i></p> <p><b>ii. manage 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 <u>and volumes as far as is reasonably practical</u>; and</b></p> <p><i>Amend Policy NE3, part C, final sentence, as follows:</i></p> <p><b>As well as providing appropriate water management measures, where possible SuDS should be multi-functional to deliver benefits for wildlife, amenity and landscape the built, natural and historic environment.</b></p>	This change ensures consistency with other policies.	purposes of the SA. Whilst the removal of reference to betterment in respect of flood risk narrows the focus of the policy, this would not affect the scoring of the policy against SA Objective 9 (Flood Risk).
MM82	Policy NE4	<p><i>Amend first criteria:</i></p> <p><b>i. do not cause demonstrable harm to residential amenity <u>living environment</u>; and</b></p> <p><i>Amend fourth criterion:</i></p> <p><b>iv. do not have an unacceptable visual impact which would be harmful to its setting <u>the character of the area</u>; and</b></p>	For effectiveness and consistency with other policies.	No. The main modification is for consistency and as such is not considered significant for the purposes of the SA
MM83	Policy CF1, 8.125	<p><i>Amend Policy CF1(iv):</i></p> <p><b>iv. there would be no unacceptable impact on the character, appearance or amenities of the area <u>local environment</u>; and</b></p> <p><i>Amend paragraph 8.125:</i></p> <p>New development should be physically compatible in form and appearance with its surroundings. It should not adversely impact <u>the local environment of the area by reason of impact on residential its</u> neighbours and should avoid adverse impacts on, <u>noise, pollution, biodiversity, air or</u> and water quality.</p>	For effectiveness and consistency with other policies.	No. The main modification is for consistency and as such is not considered significant for the purposes of the SA
MM84	Policy CF2	<p><i>Amend Policy CF2 A) by adding a new sentence under the criteria:</i></p> <p><b><u>In relation to the loss of a locally valued community facility that is commercial in nature, such as public houses, and private healthcare, evidence will need to be submitted to demonstrate that the use is not economically viable and that it is no longer required to meet the needs of the local community.</u></b></p>	For effectiveness and consistency with other policies.	No. The main modification enhances the performance of the policy and provides greater clarity. However, the additional text would not materially affect the conclusions of the appraisal of Policy CF2, which already identifies

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
				significant positive effects on, inter alia, sustainable living and revitalisation (SA Objective 4).
MM85	Policy MP1	<p><i>Amend policy title:</i>  <b>POLICY MP1 – HIGH QUALITY AND INCLUSIVE DESIGN</b></p> <p><i>Amend part (B) (vi) to:</i>  <b>vi. create safe, <u>accessible and inclusive</u> environments</b></p> <p><i>Amend vii to:</i>  <b>vii. minimise the use of natural resources in accordance with Policy MP3.</b></p> <p><i>Add end of para 9.3:</i>  <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with national planning policy	No. The main modification enhances the performance of the policy by including specific reference to accessibility and inclusivity. However, this would not materially affect the conclusions of the appraisal of Policy MP1 which already identifies significant positive effects on, inter alia, sustainable living and revitalisation (SA Objective 4).
MM86	Policy MP2, 9.9 and 9.14	<p><i>Amend first para of Policy MP2:</i>  <b>The Council will require all new major development to meet the highest standards <u>be of high</u> quality of built <u>form</u> and urban design.</b></p> <p><i>Amend first bullet point of MP2:</i></p> <ul style="list-style-type: none"> <li><b>Respect the historic and natural environment of biodiversity and amenity interests through the provision of a range of <u>greenspaces</u></b></li> </ul> <p><i>Amend 11<sup>th</sup> bullet to of MP2:</i></p> <ul style="list-style-type: none"> <li><b>Provide public open space <u>or larger scale and contribute to green infrastructure</u></b></li> </ul> <p><i>Amend 14<sup>th</sup> bullet of MP2:</i></p> <ul style="list-style-type: none"> <li><b>Minimise use of natural resources in accordance with Policy MP3.</b></li> </ul> <p><i>Add to end of Policy:</i>  <b><u>Where relevant, new residential development must be in accordance with the standards as set out in Appendix A, unless it</u></b></p>	For effectiveness and consistency with other policies.	No. The main modification enhances the performance of the policy by including specific reference to biodiversity. However, this would not materially affect the conclusions of the appraisal of Policy MP2 which already identifies positive effects on, inter alia, biodiversity (SA Objective 1).

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b><u>can be demonstrated that the particular site circumstances require a different design approach allow for a lower provision.</u></b></p> <p><i>Amend references to 'high standards' within para 9.9 to <u>high quality</u>.</i></p> <p><i>Add the following as penultimate sentence to 9.9:</i>  <u>The Council will encourage developers to have regard to the design principles set out in the Essex Design Guide.</u></p> <p><i>Add new para after 9.14:</i>  <u>All new residential development will be required to comply with the development standards within Appendix A. Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u></p>		
MM87	Policy MP3 and 9.20	<p><i>Amend first para of Policy MP3:</i>  <b>The Council will expect all new dwellings and non-residential buildings to incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions, and the use of natural resource, <u>as follows where relevant.</u></b></p> <p><i>Re-order policy to the following order:</i>  <b>All new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day.</b></p> <p><i>Expand the next para to the following:</i>  <b>New dwellings and non-residential buildings shall provide convenient access to Electric Vehicle (EV) charging point infrastructure <u>as follows:</u></b></p> <ul style="list-style-type: none"> <li><b><u>Residential development should provide Electric Vehicle (EV) charging point infrastructure at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated).</u></b></li> <li><b><u>Non-residential development should provide charging points equivalent to 10% of the total parking provision.</u></b></li> </ul>	For effectiveness and consistency with other policies and includes the requirements against which applications should be judged in the policy text.	No. The main modification is for consistency with other policies and is not considered significant for the purposes of the SA.



Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<ul style="list-style-type: none"> <li><b><u>Public charging points should be located in highly visible, accessible locations close to building entrances.</u></b></li> </ul> <p>Delete the paragraph:  <b>Non-residential developments of 1000sqm or more will be required to achieve at least a 10% reduction in carbon dioxide emissions above the requirements of current Building Regulations.</b></p> <p><b>All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of 'Very Good'.</b></p> <p>Replace paragraph 9.20 with:  <u>The standards for electrical vehicle charging points for new residential development are taken from The Institute of Air Quality Managements guidance document 'Land-Use Planning &amp; Development Control: Planning for Air Quality (2017)' and is now the standard in many Councils across the UK. Standards for non-residential developments are set by the Low Emission Partnership's 2013 guidance document Low Emission Topic Note 1 Provision of EV charging points.</u></p> <p>Add end of para 9.22:  <u>Detailed guidance is contained within the Council's Making Places Supplementary Planning Document.</u></p>		
MM88	Policy MP4 and 9.25	<p>Amend title of policy:  <b>POLICY MP4-- DESIGN SPECIFICATION FOR DWELLINGS AND HOUSES IN MULTIPLE OCCUPATION</b></p> <p>Amend Policy MP4 A) v):  <b>v. Provide appropriate and well designed refuse and recycling recycling and waste storage.</b></p> <p>Amend Policy MP4 (B) (i) and iii):  <b>i. achieve sufficient amenity communal garden space; and</b>  <b>iii. Provide refuse and recycling appropriate and well designed recycling and waste storage within the plot of the building in which</b></p>	<p>For effectiveness and consistency with other policies. The title is changed as it currently suggests the Policy only applies to HMO's.</p> <p>The change also clarifies matters relating to recycling and waste storage. It also removes elements that are dealt with under the Building Regulations.</p>	<p>No. Whilst the main modification removes criteria within Policy MP4, this would be unlikely to have implications for the findings of the SA.</p>

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
		<p><b>the property is located, or a communal store where the development relates to more than one property; and</b></p> <p><i>Delete Policy MP4 (B) (v) and para 9.25</i></p> <p><i>Add end of para 9.23:</i>  <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>		
MM89	Policy MP5	<p><i>Amend first para:</i>  <b><u>The Council will have regard to All development will be required to comply with the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009), or as subsequently amended, when determining planning applications.</u></b></p>	For effectiveness of the policy	No. The main modification is a minor change to policy wording and is not considered significant for the purposes of the SA.
MM90	Policy MP6, 9.31 and 9.32	<p><i>Amend Policy MP6:</i>  <b><u>The Council will permit support proposals for buildings above 6 5 storeys or above 16m high in part of the City Centre, provided:</u></b></p> <p><i>Amend third sentence of para 9.31</i>  Suitable locations for tall buildings may be areas <u>that are the most well-connected by public transport whilst providing opportunities to make the most efficient use of land; and around the transport interchange of the train and bus stations or large public spaces where tall structures are able to make a positive contribution to the existing character and context of an area subject to all of the above justifications.</u></p> <p><i>Add to end of para 9.32:</i>  <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with other policies and to provide clear reference to the SPD being produced to support the Local Plan.	No. The main modification is for consistency with other policies and provides greater clarity. It is not considered significant for the purposes of the SA.
MM91	Policy MP7 and paragraphs 9.33-9.36	<p><i>Delete Policy MP7 and paragraphs 9.33-9.36</i></p>	The policy duplicates the requirements within the Building Regulations Approved Document R and it is proposed to be deleted, along with the relevant reasoned justification. The aspirations to support the expansion of high	Yes. Whilst Policy MP7 duplicates requirements within the Building Regulations, it's deletion may have implications for the findings of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
			speed broadband is suitably captured within Strategic Policy S11.	
MM92	Policy PA1, 9.37 and 9.38	<p><i>Amend Section Title to:</i>  <b><u>PROTECTING AMENITY LIVING AND WORKING ENVIRONMENTS</u></b></p> <p><i>Amend para 9.37:</i>  An essential part of high-quality design should be the safeguarding of the living <u>and working</u> environments of existing and future residents.</p> <p><i>Amend policy title:</i>  <b><u>POLICY PA1 - PROTECTING AMENITY LIVING AND WORKING ENVIRONMENTS</u></b></p> <p><i>Substitute the word 'amenities' for the term 'living environments' in PA1 (i):</i>  i. <b>safeguards the amenities <u>living environments</u> of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing. The development shall also not result in excessive noise, activity or vehicle movements; and</b></p> <p><i>Amend PA1 (ii):</i>  ii. <b>is compatible with neighbouring or existing uses in the vicinity of the development and protects the wider amenities of the area by ensuring that the development, and its relationship with the surrounding area, avoids unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations or other issues, unless appropriate mitigation measures can be put in place and permanently maintained.</b></p> <p><i>Substitute the word 'amenities' for the term 'living environments' in second sentence of para 9.38:</i>  This includes the protection of existing amenity <u>living environments</u> by ensuring there is not excessive noise or unacceptable overlooking created by new development.</p>	To provide clarity to the reader and make clear this policy deals with both living and working environments. The criterion is split into (i) and (ii) to reflect this consideration.	No. The main modification is for clarity and is not considered significant for the purposes of the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
MM93	Tables 5-8 Monitoring Framework	<i>Replace with table in Annex 4</i>	To update the monitoring framework in light of the proposed main modifications and to ensure monitoring is effective	Yes. The revised monitoring framework may include new indicators of particular relevance for inclusion in Appendix K of the SA (Revised Monitoring Framework).
MM94	Appendix A	<p><i>Amend Para A1:</i> This Appendix provides information about standards that apply to all new residential developments in Chelmsford including conversions, <del>whether</del> apartments, houses, or houses in Multiple Occupation (HMO's) <del>or extensions</del>. The standards also apply to extensions to existing dwellings in most circumstances, <del>unless it can be demonstrated that the particular site circumstances require a different design approach.</del></p> <p><i>Amend Para A2:</i> <del>These standards are provided as an Appendix rather than set out in policies within the Local Plan to enable them to be reviewed and updated more readily. They</del> standards are guidance to be applied to planning applications and seek to ensure new developments will meet the needs of their occupiers, minimise the impact of new developments on surrounding occupiers and encourage higher rates of recycling. <u>Detailed guidance is contained within the Council's Making Places Supplementary Planning Document.</u> Where relevant, links have been provided to other Council documents or national standards.</p> <p><i>Amend Para A3:</i> <del>...and a good standard of amenity</del> <u>living environment</u> ...</p> <p><i>Amend text following Table 9:</i> * For tall buildings (above 6 <u>5</u> storeys or 16 metres) ...</p> <p><i>Amend caption for Figure 12:</i> <del>Separation distances and amenity standards</del> <u>private garden</u> space for a small ...</p>	Consequential changes to Appendix A following changes to term 'amenity' in Policy PA1 to be consistent. Changes also correct the status of Appendix A within the Local Plan.	No. The main modification will not have implications for the SA.
MM95	Appendix B	<i>Delete Appendix B</i>	Appendix B was intended to assist with the understanding of how elements of	No. The main modification will not have implications for the SA.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
	Housing Site Breakdown		the housing numbers were derived to assist with the consultation process. It is not referred to anywhere in the Plan and the status of sites has now moved on so it is no longer required.	
MM96	Appendix C	<p>Update Housing Trajectory to include Windfall figures for year 6 onwards in accordance with Annex 5 attached to this Schedule.</p> <p><i>Replace with Local Plan Housing Trajectory, Employment Trajectory and Gypsy, Traveller and Travelling Showpeople Trajectory 2019 in Annex 5.</i></p> <p><i>Replace Figure 15: 2013-2036 Housing Trajectory in Annex 5.</i></p> <p><i>Reflect the updates to the Housing Trajectory delivery timescales in reasoned justification for the following paragraphs 7.48, 7.58, 7.64, 7.74, 7.84, 7.111, 7.125, 7.172, 7.188, 7.197, 7.242, 7.257, 7.269, 7.282, 7.306, 7.313, 7.325 and 7.346.</i></p> <p><i>In addition, amend the format of dates for example <del>20XX/XX</del> and <del>20XX/20XX</del> to <u>20XX and 20XX</u> for the following paragraph 7.143, 7.156, 7.209 and 7.301.</i></p> <p><i>Amend C2:</i>  C2 For each of the above, timeframes for development have been projected based on the following information:</p> <ul style="list-style-type: none"> <li>Published housing completions for years 2013/14 to <del>2018/19</del><u>16/17</u></li> <li>Known planning permissions and expected time frames for development, based on developers' projected build out rates (sourced from the April 201<del>9</del><u>7</u>-Housing Site Schedule) for years 201<del>9</del><u>7</u>/<del>19</del><u>8</u> to 202<del>3</del><u>1</u>/<del>24</del><u>2</u></li> <li>Expected time frames for the development of Pre-Submission Local Plan allocations, based on projected build out rates and information from site promoters for years 201<del>9</del><u>7</u>/<del>19</del><u>8</u> to 202<del>3</del><u>1</u>/<del>23</del><u>2</u> as applicable</li> </ul>	To ensure the numbers in Strategic Policy S9 are correctly reflected in the Trajectory and to provide an annual update which will need to be taken into account at the time of publication.	No. The consequential changes to Strategic Policy S9 as a result of amendments to the Housing Trajectory have been considered above.

Main Modification Reference Number	Paragraph/ Policy	Main Modification	Reasons for Main Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Main Modifications?
MM97	APPENDIX D	<i>Delete Appendix D – North Chelmsford Area Action Plan</i>	Deletion to ensure the plan is sound by removing this extract of the AAP as it is to be superseded by the Plan (see also MM14)	No. The main modification will not have implications for the SA.
MM98	11.2	<i>Amend third sentence of para 11.2 to:</i> These include a Review of the Defined Settlement and Urban Area Boundaries 2018; <u>and</u> an Open Space Assessment 2016. <del>and a review of Green Wedges and Green Corridors 2017.</del>	For effectiveness and consistency with other policies.	No. The main modification will not have implications for the SA.

## Additional Modifications

This schedule sets out the additional modifications to the Chelmsford Pre-Submission Local Plan proposed by the Council; the paragraph and policy numbers refer to the submitted Local Plan. New text is shown as underlined. Deleted text is shown as ~~strike through~~. Actions are shown in *italic*.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
AM1	Front Cover	<i>Add to cover:</i> Our Planning Strategy <u>2013</u> to 2036	No. The additional modification is presentational and not considered significant for the purposes of the SA.
AM2	Whole Plan	<i>Change all references to 'Green Wedges' to the singular and where appropriate proceed by 'the'</i>  <i>Change all references of 'a Green Wedge' to 'the Green Wedge'</i>	No. The additional modification is presentational and not considered significant for the purposes of the SA.
AM3	1.1	<i>Amend last sentence of para 1.1:</i> The Council's <del>is preparing a new</del> Local Plan <del>to provides</del> a new planning framework to meet local development needs for the period <del>up to 2013-2036 and consists of a Written Statement (this document) and a Policies Map</del>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM4	1.6	<i>Amend Box:</i> Section 1 - introduces the Local Plan, its purpose, <del>the timetable</del> <u>the plan period</u> , the Sustainability Appraisal and community-led planning, <del>alongside details of how you can make comments.</del>  <i>Section 11 – add space between 'the' and 'Policies'. Delete 'to' before identify.</i>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM5	1.7 to 1.35, 1.40 to 1.45 and 1.46, 1.47 and 1.48	<i>Update introductory text to the Local Plan to reflect current status.</i>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM6	1.36	<i>Amend para 1.36:</i> The supporting documents which the Council can require to validate an application include a Design and Access Statement ..... <u>Agricultural Land Classification Survey</u> , Transport Assessment and Travel Plan and Education Land Compliance Assessments.	No. The additional modification provides additional clarity and is not considered significant for the purposes of the SA.
AM7	2.24	<i>Insert additional para before 2.24:</i> <u>Chelmsford is well served by a range of urban and inter urban bus services between key centres in Essex. Chelmsford also has two Park and Ride facilities (Chelmer Valley and Sandon) with frequent connections to the City Centre for commuters and shoppers. North Chelmsford is also served by a bus-based rapid transit (ChART) connecting the new neighbourhood with the City Centre and rail station.</u>	No. The additional modification relates to the existing baseline and is not considered significant for the purposes of the SA.
AM8	2.28	<i>Amend para 2.28:</i>	No. The additional modification relates to the existing baseline and is not



Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
		Chelmsford is also rich in history, with over 1,000 listed buildings, 25 Conservation Areas, 19 scheduled monuments and 6 historic park gardens <u>Registered Parks and Gardens of Special Interest</u> . Its historic landscape contains many archaeological sites dating back to pre-historic times.	considered significant for the purposes of the SA.
AM9	3.14	<i>Amend last sentence of para 3.14:</i> <del>However, some additional capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel. However, to transport people exists on sustainable networks such as bus, walking and cycling. Subsequently, additional capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel.</del>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM10	3.15	<i>Amend fourth sentence of para 3.15:</i> The modelling outputs indicate that the patterns and severity of congestion across Chelmsford in the <del>modelling would</del> remain broadly consistent regardless of differences in Local Plan development allocation and the mitigation measures identified.	No. The additional modification is presentational not considered significant for the purposes of the SA.
AM11	3.23	<i>Amend para 3.23:</i> A key infrastructure challenge will be ensuring that the local and strategic transport network can accommodate the proposed future growth. The traffic modelling evidence base work has assessed the transport implications of the Local Plan throughout its preparation, <u>and identified junction mitigation and sustainable infrastructure requirements, where appropriate.</u>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM12	3.27	<i>Amend para 3.27:</i> Chelmsford has a wide range of planning designations such as Green Belt and other national environmental and heritage designations such as SSSI's, local wildlife habitats and woodlands providing biodiversity and ecological benefits. Chelmsford's historic environment is also important with a range of Scheduled Monuments, Listed Buildings, <u>Conservation Areas and Registered Parks and Gardens</u> . All of these contribute towards the local distinctiveness of the area and need to be protected and enhanced at the same time as achieving the growth required.	No. The additional modification relates to the existing baseline and is not considered significant for the purposes of the SA.
AM13	3.28	<i>Amend para 3.28:</i> The Local Plan will also protect and enhance local distinctiveness and plan positively for the creation, protection and enhancement of networks <u>to ensure a net gain for</u> of biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategy. <u>Strategic Plan.</u>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM14	3.29	<i>Add new para after 3.29:</i> <u>High quality green infrastructure will be used to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost. In line with the Spatial Principles (Policy S1), the Local Plan will also maximise the use of suitable previously developed land (brownfield land), provided that it is not of high environmental value and represents a sustainable location.</u>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
AM15	3.33	<i>Amend para 3.33:</i> <u>The Local Plan policies will seek to achieve a net gain for biodiversity by providing new green spaces including high quality green infrastructure built into the designs and masterplans of new development.</u> The new Local Plan will <u>also</u> seek to ensure that all new development meets the highest standards of design. The Plan will <u>further</u> <del>also</del> encourage the use of masterplans and design codes where appropriate for strategic scale developments.	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM16	3.37	<i>Add to end of para 3.37:</i> <u>A Cultural Development Trust has also been established to work in partnership with the Council to strengthen Chelmsford's cultural identity. Through close engagement with the public, the mutual objective is to inspire participation in the arts and culture, to build awareness of the City's historic heritage and to ignite interest in developing creative and cultural legacies for the future. The Trust will contribute to the ideas for a shared Cultural Vision "Towards 2040" and participate in encouraging investment in the City's museums and theatres.</u>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM17	The Vision	<i>Amend second para of the Vision:</i> This positive change will optimise the opportunities for new and upgraded infrastructure including <u>cultural</u> , leisure and recreation facilities, shops, education and healthcare services .... historic environment.  <i>Amend bullets on page 37 and 38:</i> <ul style="list-style-type: none"> <li>• Move towards a low carbon future for Chelmsford <u>seeking to mitigate and adapt to climate change and to promote the sustainable use of natural resources</u></li> <li>• Protect and enhance the rich and diverse <del>natural</del>, built, and historic <u>and natural</u> environment <u>including the coast</u></li> </ul>	No. The additional modification will not affect the existing assessment of the Local Plan Vision. It is therefore not considered significant for the purposes of the SA.
AM18	5.18	<i>Amend para 5.18:</i> Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance. Within Chelmsford's administrative area there are <del>1,006</del> <u>1,008</u> listed buildings. There are also 25 Conservation Areas, 19 Ancient <u>Scheduled</u> Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map. With the exception of Conservation Areas, these Designated Heritage Assets are identified within the National Heritage List for England.	No. The additional modification relates to the existing baseline and is not considered significant for the purposes of the SA.
AM19	6.24	<i>Amend para 6.24:</i> An Employment Land Review, Retail Capacity Study and Office Needs Assessment have also been carried <u>out</u> which set out the amount and types of employment and retail floorspace that will be required within the Local Plan period.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM20	6.32	<i>Second to last sentence of para 6.32 replace 'are' with '<u>also</u>'</i>	No. The additional modification is presentational and is considered significant for the purposes of the SA.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
AM21	6.54 and 6.65	<p><i>Add new para following 6.54:</i>  <u>The Council is cooperating with broadband infrastructure providers and the County Council to ensure as wide a coverage as possible with high speed, reliable broadband. National broadband operators can offer superfast broadband connection for new developments, either free of charge or as part of a co-funded partnership.</u></p> <p><i>Add new para before 6.65:</i>  <u>The Chelmsford City Growth Package (£15m), which is jointly funded by Essex County Council and the South East Local Enterprise Partnership, for implementation by March 2021, will deliver a package of short term measures to achieve this vision. Once approved the final package will help to accommodate the existing, and future, transport needs of Chelmsford. A Housing Infrastructure Fund (HIF) forward funding bid submitted by Essex County Council in partnership with the City Council has also been successful at the expression of interest stage to move to the final stage for up to £250m grant to be directed to the delivery of the Chelmsford North East Bypass and Beaulieu Rail Station.</u></p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM22	6.65	<p><i>Add to last sentence of 6.65:</i>  The overarching approach of Essex County Council is to develop three strategic zonal focuses (<u>Table 2 below</u>):</p>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM23	6.67	<p><i>Amend para 6.67:</i>  For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. The term infrastructure can include any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways, <u>bridleways</u> and highways; ..... such as youth or the elderly.</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM24	6.75	<p><i>Add to start of para 6.75:</i>  <u>Applicants should consult the Council's Planning Obligations Supplementary Planning Document for more guidance.</u> Essex County Council's Developer's Guide to Infrastructure Contributions sets out ECC's standards for the receipt of relevant infrastructure funding.</p>	No. The additional modification provides further clarity and is not considered significant for the purposes of the SA.
AM25	6.89	<p><i>Amend para 6.89:</i>  The Council will review the Local Plan every five years. On the basis that it takes around two years to formally complete this process, a formal review, <u>including a formal Regulation 18 consultation</u>, will commence three years after the adoption of the Local Plan. This is envisaged to be in 2022.</p>	No. The additional modification provides further clarity to supporting text and is not considered significant for the purposes of the SA.
AM26	7.5	<p><i>Delete para 7.5</i></p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM27	7.9	<p><i>Amend first sentence of para 7.9:</i>  This Growth Area will accommodate around <u>3,150</u> 3,400 new homes .....</p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
AM28	Policy SGS1c, 7.41	<p><i>Amend bullet 3 under Site Infrastructure Requirements of Policy SGS1c:</i></p> <ul style="list-style-type: none"> <li><b>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul> <p><i>Add after first sentence of para 7.41:</i>  <u>Due to the poor quality of the existing open space on site, in this instance, improving the quality of the open space to be provided on site as part of the development is appropriate in lieu of the Policy CF2 requirement to provide the same quantity of open space.</u></p>	No. The additional modification provides clarity and consistency with other Local Plan policies. It is not considered significant for the purposes of the SA.
AM29	Policy SGS1d	<p><i>Amend bullet 3 under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li><b>Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>	No. The additional modification provides clarity and consistency with other Local Plan policies. It is not considered significant for the purposes of the SA.
AM30	Policy SGS1e	<p><i>Amend bullet 2 under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li><b>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>	No. The additional modification provides clarity and consistency with other Local Plan policies. It is not considered significant for the purposes of the SA.
AM31	Policy SGS1f	<p><i>Amend bullet 2 under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li><b>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>	No. The additional modification provides clarity and consistency with other Local Plan policies. It is not considered significant for the purposes of the SA.
AM32	7.86	<p><i>Add additional sentence to end of para 7.86:</i>  <u>There is also scope for alternative land uses across the wider site including cultural or entertainment uses.</u></p>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM33	7.95	<p><i>Add a new heading before para 7.95 (or as renumbered), as follows:</i>  <u>Growth Sites in Chelmsford Urban Area</u></p>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM34	Policy GR1	<p><i>Amend 4<sup>th</sup> bullet under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li><b>Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>	No. The additional modification provides clarity and consistency with other Local Plan policies. It is not considered significant for the purposes of the SA.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
AM35	7.121	<i>Amend second to last sentence of para 7.121:</i> Layout should also positively use existing topographical, heritage, ecological and landscape site features such as shallow valleys, established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM36	7.129	<i>Add to end of para 7.129:</i> <u>Any further contributions to provide, or make financial contributions towards new or enhanced sport, leisure or recreation facilities will be considered having regard to the provision of the new Country Park.</u>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM37	7.137	<i>Amend third sentence of para. 7.137:</i> The feature is <del>potentially considered</del> of national importance and therefore in accordance with para 139 of the NPPF it should be treated as if it were a Scheduled Monument.	No. The additional modification relates to supporting text, is presentational and is not considered significant for the purposes of the SA.
AM38	7.140	<i>Amend para. 7.140:</i> <del>As the site may contain</del> archaeological deposits, <u>these</u> which will need to be considered by future development proposals, through an archaeological evaluation.	No. The additional modification relates to supporting text, is presentational and is not considered significant for the purposes of the SA.
AM39	7.233	<i>Amend para 7.233:</i> Flood risk management and <del>natural</del> , on-site SuDs are necessary to ensure there is no increased flood risk on site, or to adjacent areas and to ensure a sustainable form of development. Such features should not limit or adversely overlap with the main function of public open spaces	No. The additional modification relates to supporting text, is presentational and is not considered significant for the purposes of the SA.
AM40	7.236	<i>Amend para 7.236:</i> The allocation includes areas which have been consented for long-term minerals extraction. The masterplanned development will require careful phasing together with an application from the mineral operator to modify the phasing programme for mineral extraction, which would be <u>determined</u> approved by the Minerals Planning Authority.	No. The additional modification relates to supporting text, is presentational and is not considered significant for the purposes of the SA.
AM41	Policy SGS5a	<i>Move bullet 4 from 'Movement and Access' to 'Historic and Natural Environment':</i> <ul style="list-style-type: none"> <li><b>Ensure appropriate habitat mitigation and creation is provided</b></li> </ul>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM42	7.253	<i>Amend 1<sup>st</sup> sentence of para 7.253:</i> An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement, <u>as shown on the Policies Map.</u>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM43	7.277	<i>Amend para 7.277:</i> Development design and layout should also take into consideration the setting of other heritage assets, including the <u>nearby listed buildings including Blue Barnes Farm, The Cottage, Jasmine Cottage, Millers Cottage and Rose Cottage,</u> and <del>s</del> <u>Scheduled m</u> Monument at Gubbions Hall.	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
AM44	7.287	<i>Amend second sentence of para 7.287:</i> This will help serve Broomfield Hospital, Fairleigh Hospice and King Edward VI Grammar School playing fields.  <i>Add additional sentence to the end of para 7.287:</i> <u>Site developers should work in partnership with the Mid-Essex Hospital Trust to facilitate this proposed new vehicular access road to the Hospital.</u>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM45	7.291	<i>Amend last sentence of para 7.291:</i> Where the new link road affects Puddings Wood, compensatory measures which replaces and provides additional net habitat must be provided as part of the new development.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM46	7.293	<i>Amend para 7.293:</i> Development design and layout should also take into consideration the setting of nearby historic properties along Blasford Hill, Wood House, the Coach House and Wood House Lodge, <del>and</del> the scheduled monument site to the north of the site, <u>and other non-listed residential properties adjoining the site.</u>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM47	7.304	<i>Delete para 7.304</i>	No. The additional modification relates to supporting text and is not considered significant for the purposes of the SA.
AM48	7.309	<i>Amend para 7.309:</i> <del>Moet Wood</del> to <u>Moat Wood</u>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM49	7.328	<i>Delete quote marks at end of second sentence of para 7.328</i>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM50	7.330	<i>Capitalise <u>Showpeople</u> in the last sentence of para 7.330</i>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM51	7.332	<i>Amend first sentence of para 7.332:</i> Locations for <u>business</u> , <del>office</del> , retail and community space will need to be incorporated in a logical way to relate to local needs and maintain a balance of uses on the site and the adjoining town.	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM52	8.5	<i>Add new sentence at end of para 8.5:</i> <u>Further information on the implementation of Policy HO1 Ci will be set out in the Planning Obligations Supplementary Planning Document.</u>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM53	8.8	<i>Add new sentence at end of para 8.8:</i> <u>Further information on the implementation of Policy HO1 Cii will be set out in the Planning Obligations Supplementary Planning Document.</u>	No. The additional modification relates to supporting text and whilst providing

Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
			greater clarity, is not considered significant for the purposes of the SA.
AM54	Policy EM2	<i>Amend para E) to:</i> <b>E) On upper floors, proposals for separate units of retail, office, tourism, leisure, cultural, community or residential accommodation will be supported provided that a separate access from the ground floor is maintained or created, a separate refuse and recycling and waste store is provided, and the use does not prejudice the retail function and viability of the ground floor.</b>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM55	8.104	<i>Amend first sentence of para 8.104:</i> For development effecting Nationally Designated Sites, proposals will need to take account of the Chelmsford Green Infrastructure <del>Strategy</del> <u>Strategic Plan</u> .	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM56	8.106	<i>Add new sentence to end of para 8.106:</i> <u>Developments adjacent to main rivers should take opportunities to improve water related biodiversity through a variety of initiatives including buffer strips, riparian tree planting, alien species removal and increasing in-channel morphology diversity.</u>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM57	8.108	<i>Amend para 8.108:</i> Biodiversity enhancements in and around development should have regard to the Council's Green Infrastructure <del>Strategy</del> <u>Strategic Plan</u> and be led by an understanding of ecological networks such as:	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM58	8.128	<i>Amend para 8.128:</i> Community facilities and services include local shops, meeting places, sports and recreation venues (indoor and outdoor, including allotments), <u>tourism attractions</u> , cultural buildings, public houses and places of worship. <u>Tourist attractions would include uses such as museums, other buildings and uses of land used for cultural or other leisure purposes.</u>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM59	8.133 and 8.134	<i>Amend para 8.133:</i> The retention of all community facilities, including existing sport and leisure facilities, <u>tourist attractions and places of recreation</u> and public open spaces <u>and playing fields</u> , is paramount unless a case can be made that alternative provision will be provided in an acceptable and timely manner.  <i>Move existing paragraphs 8.133 and 8.134 above existing 8.131 and re-number accordingly.</i>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM60	9.3	<i>Amend second sentence of para 9.3:</i> Good design rests upon analysis of the character of the area to create coherent and interesting places <u>rather than imposing arbitrary density requirements.</u>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM61	9.8	<i>Insert new para. after 9.8:</i> <u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u>	No. The additional modification relates to supporting text and whilst providing



Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
			greater clarity, is not considered significant for the purposes of the SA.
AM62	9.22	<p><i>Amend para 9.22:</i> Part G of Building Regulations were changed in 2015 to include an optional requirement <u>for water efficiency i.e. so that</u> new homes should be designed to use no more than 110 litres of water/person/day.</p> <p><i>Add new para after 9.22:</i> <u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u></p>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM63	9.26	<p><i>Add new para after 9.26:</i> <u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u></p>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM64	9.43	<p><i>Amend para 9.43:</i> The Council has designated an <u>two</u> Air Quality Management Areas (AQMA) <u>covering the area around the Army &amp; Navy roundabout and a small section of the A414 in Danbury, both of which are shown on the Policies Map.</u> <u>Both of these areas have been designated because of arising from road traffic emissions. on the Army &amp; Navy roundabout and surrounding roads, as shown on the Policies Map.</u> The presence of an AQMA should not stop new development, but careful consideration should be given to proposals that may increase traffic flows or exposure to poor air quality. Proposals that fall outside of an AQMA can still have an impact on the air quality due to the nature of the development including, but not limited to, size, use, vehicle movements and traffic generation. The Council will consider each application on a site-by-site basis regarding its effect on the AQMA and its objectives, and/or whether the development would cause unacceptable harm to the air quality of the area.</p>	No. The additional modification relates to supporting text and whilst providing greater clarity, is not considered significant for the purposes of the SA.
AM65	A.12 Appendix A	<p><i>Amend second sentence:</i> They should benefit from casual surveillance so that they feel safe and <del>be</del> <u>are</u> accessible to all intended users. For city/town centre schemes, a communal garden area will be encouraged.</p>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM66	Appendix A Table 17	<p><i>Amend Title:</i> Recycling and waste <del>collection</del> <u>receptacles required</u> for flats and apartments</p>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.
AM67	Appendix E – Evidence Base List	<p><i>Delete the Evidence Base List</i></p>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.

Additional Modification Reference Number	Paragraph/ Policy Number	Modification	Sustainability Appraisal (SA): Are there implications for the SA arising from the Additional Modifications?
AM68	Appendix F Glossary	<i>Delete the glossary</i>	No. The additional modification is presentational and is not considered significant for the purposes of the SA.

## Proposed Changes to the Pre-Submission Local Plan Policies Map

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
MM2 MM13	PM1	Chelmsford North, Chelmsford South, MAP 1 Chelmsford Urban Area, MAP 7 Boreham, MAP 13 Ford End, MAP 14 Galleywood, MAP17 Great Waltham and Howe Street, MAP 20 Little Baddow, MAP 21 Little Waltham, MAP 22 Margaretting, MAP 35 Writtle, MAP 38 Warner's Farm	Remove Green Corridor notation in its entirety from the Policies Map.	Proposed Main Modification	Yes. The deletion of Green Corridors from the Local Plan has been considered through the screening of the associated Local Plan policies (see the Main Modifications schedule).
MM17	PM2	MAP 1 Chelmsford Urban Area MAP 2 Chelmsford City Centre MAP 12 Edney Common MAP 14 Galleywood MAP 18 Highwood (Loves Green) MAP 22 Margaretting MAP 24 Ramsden Heath MAP 26 Rettendon Place MAP 27 Roxwell MAP 28 Runwell MAP 30 Stock MAP 32 Temple Farm and Temple Wood MAP 33 West Hanningfield and Hanningfield Reservoir Treatment Works MAP 35 Writtle	Minor alterations will not be made to the Green Belt Boundary. The Green Belt will remain as adopted in the Site Allocations Development Plan Document (February 2012). To ensure the boundaries are co-terminus, consequential amendments are made to the following notations, where relevant: <ul style="list-style-type: none"> <li>• Green Wedge</li> <li>• Defined Settlement Boundaries</li> </ul>	Proposed Main Modification	No. The proposed change to the Policies Map is minor and will not have implications for the SA. However, it should be noted that the related Main Modification MM17 has been taken forward for detailed appraisal (see the Schedule of Main of Modifications).

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
			<ul style="list-style-type: none"> <li>Chelmsford Urban Area Boundary</li> <li>Employment Areas</li> </ul>		
N/A	PM3	Chelmsford North, Chelmsford South, MAP 10 Danbury	Amend Essex Wildlife Trust Pheasant House Farm, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation.	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM4	Chelmsford North	<i>Amend title:</i> <del>Little Little</del> Waltham	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
N/A	PM5	Chelmsford South MAP 24 Ramsden Heath	Amend Essex Wildlife Trust Crowsheath Wood, South Hanningfield Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM6	Chelmsford South	Amend Essex Wildlife Trust Hanningfield Reservoir Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM7	MAP 1 Chelmsford Urban Area	Amend open space and employment notations at Chelmer Village Way	Factual update to ensure boundaries are coterminous and better reflect the situation on the ground	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM8	MAP 1 Chelmsford Urban Area	Amend alignment of RDR1	Factual update to reflect latest position	No. The proposed change is factual and is not considered significant for the purposes of the SA.

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
N/A	PM9	MAP 1 Chelmsford Urban Area	Replace 'New Hall School' with 'Existing School, Further/Higher Education Establishment'	Factual correction to reflect the fact that this is an existing school	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM10	MAP 1 Chelmsford Urban Area	Replace 'Location for Secondary and Primary School' with 'Existing School, Further/Higher Education Establishment'	Factual update to reflect latest position that school has now been built	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM11	MAP 1 Chelmsford Urban Area	Add 'Location for Primary School' North of New Hall School	Factual update to reflect latest position	No. The proposed change is factual and is not considered significant for the purposes of the SA.
MM49	PM12	MAP 1 Chelmsford Urban Area	Delete 'Open Space' notation for the former golf course'	Consequential change as part of proposed Main Modification	No. The proposed change is not considered significant for the purposes of the SA. However, it should be noted that the related Main Modification MM49 has been taken forward for detailed appraisal (see the Schedule of Main of Modifications).
MM14	PM13	MAP 1 Chelmsford Urban Area	Delete notation for NCAAP committed development	Proposed Main Modification	No. The proposed change is not considered significant for the purposes of the SA.
MM41	PM14	MAP 1 Chelmsford Urban Area	Amend boundary for SGS2 (West Chelmsford) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'. Add '2' to the notation 'land allocated for future recreation use and/or SUDS'.	Proposed Main Modification	Yes. The proposed changes to the boundary of SGS2 could have implications for the appraisal of this site.

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
MM49	PM15	MAP 1 Chelmsford Urban Area	Amend boundary for SGS4 (North East Chelmsford) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'. Add '4' to the Country Park forming part of SGS4.	Proposed Main Modification	Yes. The proposed changes to the boundary of SGS4 could have implications for the appraisal of this site.
N/A	PM16	MAP 1 Chelmsford Urban Area, MAP 8 Broomfield, MAP 21 Little Waltham	Amend open space notation to include open space at Little Channels Golf	Factual update	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM17	MAP 1 Chelmsford Urban Area, MAP 8 Broomfield	Amend Essex Wildlife Trust Little Waltham Meadows Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM18	MAP 1 Chelmsford Urban Area	Amend Essex Wildlife Trust Newland Grove Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM19	MAP 1 Chelmsford Urban Area	Amend Essex Wildlife Trust Waterhall Meadows, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
MM42	PM20	MAP 1 Chelmsford Urban Area	Amend boundary for SGS3a (East Chelmsford – Manor Farm) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'. Add '3a' to Country Park forming part of SGS3a.	Proposed Main Modification	Yes. The proposed changes to the boundary of SGS3a could have implications for the appraisal of this site.
MM21	PM21	MAP 1 Chelmsford Urban Area	Delete Housing Site allocation 1c from North of Gloucester Avenue (John Shennan)	Proposed Main Modification	No. This site is no longer available for development, and has been withdrawn from the plan and as such does not require appraisal.
N/A	PM22	MAP 2 Chelmsford City Centre	Amend location of 'Proposed Bridge' connecting CW1d (Strategic Growth Site 1a Chelmer Waterside) to the northern area of the allocation	Factual update to reflect latest position	No. The proposed change is factual and is not considered significant for the purposes of the SA.
MM21	PM23	MAP 1 Chelmsford City Centre	Delete Housing Site allocation 1b from Essex Police HQ	Proposed Main Modification	No. This site is no longer available for development, and has been withdrawn from the plan and as such does not require appraisal.
MM24	PM24	MAP 2 Chelmsford City Centre	Add open space notation for open space at Site 1d Former St Peters College	Factual correction related to proposed Main Modification	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM25	MAP 2 Chelmsford City Centre	Reinstate full Employment Area notation around Teledyne e2v, Meteor Way	Factual update	No. The proposed change is factual and is not considered significant for the purposes of the SA.



Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
N/A	PM26	MAP 3 South Woodham Ferrers	Amend Essex Wildlife Trust Woodham Fen Nature notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM27	MAP 5 Battlebridge	<i>Add the Parish location on inset:</i> <u>Rettendon Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
AM44	PM28	MAP 8 Broomfield	Amend to indicate indicative new access road into Broomfield Hospital	Proposed Additional Modification	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM29	MAP 8 Broomfield	Amend Defined Settlement Boundary around Southwood House, Woodhouse Lane, North Court Road, Broomfield	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM30	MAP 9 Chatham Green	Amend the Rural Employment Area notation at Whitbreads Business Centre	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM31	MAP 9 Chatham Green	<i>Add the Parish location on inset:</i> <u>Little Waltham Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
AM64	PM32	MAP 10 Danbury	Add new Air Quality Management Area (AQMA)	Proposed Additional modification	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM33	Chelmsford South MAP 6 Bicknacre MAP 10 Danbury	Amend Essex Wildlife Trust Backwarden, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
N/A	PM34	MAP 10 Danbury	Amend Essex Wildlife Trust Hitchcock's Meadow, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM35	Chelmsford South MAP 10 Danbury	Amend Essex Wildlife Trust Little Baddow Heath, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM36	MAP 10 Danbury	Amend Essex Wildlife Trust Spring Wood, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM37	MAP 11 East Hanningfield	Amend the delineation of the Open Space at the playground between Filliol Close and Catherine Close to include the whole of the land purchased as open space by the Parish Council	Factual update	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM38	MAP 12 Edney Common	<i>Add the Parish location on inset:</i> <u>Highwood Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
N/A	PM39	MAP 13 Ford End	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
N/A	PM40	MAP 15 Good Easter	Amend Defined Settlement Boundary at 24 Souther Cross Road, Good Easter	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM41	MAP 16 Great Leighs	Amend Essex Wildlife Trust Phyllis Currie Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM42	MAP 16 Great Leighs	Amend Essex Wildlife Trust Sandylay and Moat Woods Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
MM50	PM43	MAP 16 Great Leighs	Amend boundary for SGS5a (Great Leighs – Land at Moulsham Hall) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'. Add '5a' to the notations 'land allocated for future recreation use and/or SUDS' and 'area for conservation/strategic landscape enhancement'.	Proposed Main Modification	Yes. The proposed changes to the boundary of SGS5a could have implications for the appraisal of this site.
N/A	PM44	MAP 19 Howe Green	<i>Add the Parish location on inset:</i> <u>Sandon Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
N/A	PM45	MAP 20 Little Baddow	Add new notation for Essex Wildlife Trust Heather Hills, Danbury Nature Reserve	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM46	MAP 21 Little Waltham	Include 23 The Street, Little Waltham within Defined Settlement Boundary and remove from the Green Wedge	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM47	Chelmsford South MAP 24 Ramsden Heath	Amend Essex Wildlife Trust Crowsheath Wood, South Hanningfield Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	No. The proposed change is factual and is not considered significant for the purposes of the SA.
N/A	PM48	MAP 24 Ramsden Heath	<i>Add the Parish location on inset:</i> <u>South Hanningfield Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
N/A	PM49	MAP 25 Rettendon Common	<i>Amend title:</i> <del>Retendon</del> <u>Rettendon</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
N/A	PM50	MAP 31 St Luke's Park	<i>Add the Parish location on inset:</i> <u>Rettendon and Runwell Parishes</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
N/A	PM51	MAP 32 Temple Farm and Temple Wood	<i>Add the Parish location on inset:</i> <u>West Hanningfield and Stock Parishes</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
N/A	PM52	MAP 36 Bolding Hatch	<i>Add the Parish location on inset:</i> <u>Roxwell Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.

Related 'Main' or 'Additional' Modification reference number	Map change reference number	Map	Proposed Change	Reason for change	Sustainability Appraisal (SA): Are there implications for the SA arising from the Proposed Changes to the Policies Map?
N/A	PM53	MAP 37 Old Park Farm	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
N/A	PM54	MAP 38 Warner's Farm	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
N/A	PM55	MAP 39 Woodlands	<i>Add the Parish location on inset:</i> <u>South Hanningfield Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.
N/A	PM56	MAP 40 Oaklands	<i>Add the Parish location on inset:</i> <u>Stock Parish</u>	Title change	No. The proposed change is presentational and is not considered significant for the purposes of the SA.

**Appendix C**  
**Definitions of Significance**

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<ul style="list-style-type: none"> <li>Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)?</li> <li>Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest?</li> <li>Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland?</li> <li>Will it avoid damage to, and protect, geologically important sites?</li> <li>Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats?</li> <li>Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</li> <li>Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich?</li> </ul>	++	Significant Positive	<p>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).</p> <p>The policy/proposal would create new habitat and link it with existing habitats or significantly improve existing habitats to support local biodiversity.</p> <p>The policy/proposal would have major positive effects on protected geologically important sites.</p> <p>The policy/proposal would significantly enhance Chelmsford City Area's green infrastructure network.</p>
		+	Positive	<p>The policy/proposal would have a positive effect on sub-regional/local designated sites, habitats or species.</p> <p>The policy/proposal would improve existing habitats to support local biodiversity.</p> <p>The policy/proposal would have positive effects on protected geologically important sites.</p> <p>The policy/proposal would enhance Chelmsford City Area's green infrastructure network.</p>
		0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
		-	Negative	<p>The policy/proposal would have negative effects on sub-regional or local designated sites, habitats or species (e.g. short term loss of habitats, loss of species and temporary effects on the functioning of ecosystems).</p> <p>The policy/proposal would lead to short-term disturbance of existing habitat but would not have long-term effects on local biodiversity.</p> <p>The policy/proposal would have minor negative effects on protected geologically important sites.</p> <p>The policy/proposal would adversely affect Chelmsford City Area's green infrastructure network.</p>
		--	Significant Negative	<p>The policy/proposal would have negative effects on European or national designated sites, habitats and/or protected species (i.e. on the interest features and integrity of the site, by preventing any of the conservation objectives from being achieved or resulting in a long term decrease in the population of a priority species). These effects could not be reasonably mitigated.</p> <p>The policy/proposal would result in significant, long term negative effects on non-designated sites (e.g. through significant loss of habitat leading to a long term loss of ecosystem structure and function).</p> <p>The policy/proposal would have significant negative effects on protected geologically important sites.</p> <p>The policy/proposal would have a significant adverse effect on Chelmsford City Area's green infrastructure network.</p>
		~	No Relationship	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p>



SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> <li>Will it provide opportunities for people to access the natural environment including green and blue infrastructure?</li> <li>Will it conserve and enhance species diversity, and in particular, avoid harm to indigenous Biodiversity Action Plan priority habitats and species and protected species?</li> </ul>	?	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.
<b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.	<ul style="list-style-type: none"> <li>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?</li> <li>Will it reduce the level of homelessness?</li> <li>Will it help to ensure the provision of good quality, well designed homes?</li> <li>Will it deliver pitches required for Gypsies, Travellers and Travelling Showpeople?</li> </ul>	++	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.
<b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well	<ul style="list-style-type: none"> <li>Will it provide a flexible supply of high quality employment land to meet the needs of existing</li> </ul>	++	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.	businesses 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). The policy/proposal would provide accessible employment opportunities. The policy/proposal would support diversification of the rural economy. 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). The policy/proposal would support existing educational institutions. The policy/proposal would support economic growth in the low carbon sector.
	• Will it maintain and enhance economic competitiveness?	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
	• 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?	-	Negative	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 support the growth of new sectors including those linked to the Anglia Ruskin University?	--	Significant Negative	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). The policy/proposal would result in the loss of existing educational establishments without replacement provision elsewhere within the Chelmsford City Area.
	• Will it help to diversify the local economy?	~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
	• Will it provide good quality, well paid employment opportunities that meet the needs of local people?	?	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 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?			

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
<b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> <li>Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness?</li> <li>Will it encourage more people to live in urban areas?</li> <li>Will it enhance the public realm?</li> <li>Will it enhance the viability and vitality of South Woodham Ferrers town centre and secondary local centres?</li> <li>Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?</li> <li>Will it support rural areas by providing jobs, facilities and housing to meet needs?</li> <li>Will it maintain and enhance community facilities and services?</li> <li>Will it increase access to schools and colleges?</li> <li>Will it enhance accessibility to key community facilities and services?</li> <li>Will it align investment in services, facilities and infrastructure with growth?</li> <li>Will it contribute to regeneration initiatives?</li> </ul>	++	Significant Positive	<p>The policy/proposal would significantly enhance the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit.</p> <p>The policy/proposal would create new, or significantly enhance existing, community facilities and services.</p> <p>The policy/proposal would significantly improve social and environmental conditions within deprived areas and support regeneration.</p> <p>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).</p> <p>The policy/proposal would significantly enhance the vitality and viability of South Woodham Ferrers town centre and/or villages.</p>
		+	Positive	<p>The policy/proposal would enhance the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit.</p> <p>The policy/proposal would enhance existing community facilities and services.</p> <p>The policy/proposal would improve social and environmental conditions within deprived areas.</p> <p>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).</p> <p>The policy/proposal would enhance the vitality and viability of South Woodham Ferrers town centre and/or villages.</p>
		0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
		-	Negative	<p>The policy/proposal would undermine the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit.</p> <p>The policy/proposal would reduce the accessibility, availability and quality of existing community facilities and services.</p> <p>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).</p> <p>The policy/proposal would have an adverse effect on the vitality and viability of South Woodham Ferrers town centre and/or villages.</p>
		--	Significant Negative	<p>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.</p> <p>The policy/proposal would result in the loss of existing community facilities and services without their replacement elsewhere within the Chelmsford City Area.</p> <p>The policy/proposal would have a significantly adverse effect on the vitality and viability of South Woodham Ferrers town centre and villages.</p> <p>The policy/proposal would result in new residential development being inaccessible to existing services and facilities.</p>

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> <li>Will it foster social cohesion?</li> </ul>	~ ?	No Relationship Uncertain	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p>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.</p>
<b>5. Health and Wellbeing:</b> To improve the health and wellbeing being of those living and working in the Chelmsford City Area.	<ul style="list-style-type: none"> <li>Will it avoid locating development where environmental circumstances could negatively impact on people's health?</li> </ul>	++	Significant Positive	<p>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.</p> <p>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).</p> <p>The policy/proposal would deliver new healthcare facilities and/or open space.</p> <p>The policy/proposal would significantly reduce the level of crime through design and other safety measures.</p>
	<ul style="list-style-type: none"> <li>Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities?</li> </ul>	+	Positive	<p>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.</p> <p>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).</p> <p>The policy/proposal would reduce crime through design and other safety measures.</p>
	<ul style="list-style-type: none"> <li>Will it maintain and enhance Public Rights of Way and Bridleways?</li> </ul>	0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
	<ul style="list-style-type: none"> <li>Will it promote healthier lifestyles?</li> </ul>	-	Negative	<p>The policy/proposal would reduce access to healthcare facilities and open space.</p> <p>The policy/proposal would deliver residential development in excess of 800 m from a GP surgery and/or open space.</p> <p>The policy/proposal would lead to an increase in reported crime and the fear of crime in the district.</p> <p>The policy/proposal would have effects which could cause deterioration of health.</p>
	<ul style="list-style-type: none"> <li>Will it meet the needs of an ageing population?</li> </ul>	--	Significant Negative	<p>The policy/proposal would result in the loss of healthcare facilities and open space without their replacement elsewhere within the Chelmsford City Area.</p> <p>The policy/proposal would lead to a significant increase in reported crime and the fear of crime.</p> <p>The policy/proposal would have significant effects which would cause deterioration of health within the community (i.e. increase in pollution)</p>
	<ul style="list-style-type: none"> <li>Will it support those with disabilities?</li> </ul>			
	<ul style="list-style-type: none"> <li>Will it support the needs of young people?</li> </ul>			
	<ul style="list-style-type: none"> <li>Will it maintain and enhance healthcare facilities and services?</li> </ul>			
	<ul style="list-style-type: none"> <li>Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs?</li> </ul>	~	No Relationship	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p>
	<ul style="list-style-type: none"> <li>Will it encourage sustainable food production to reduce</li> </ul>			

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	food miles, such as community gardens or allotments? <ul style="list-style-type: none"> <li>Will it improve access to healthcare facilities and services?</li> <li>Will it promote community safety?</li> <li>Will it reduce actual levels of crime and anti-social behaviour?</li> <li>Will it reduce the fear of crime?</li> <li>Will it promote design that discourages crime?</li> </ul>	?	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.
<b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> <li>Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities?</li> <li>Will it reduce out-commuting?</li> <li>Will it encourage a shift to more sustainable modes of transport?</li> <li>Will it encourage walking, cycling and the use of public transport?</li> <li>Will it help to reduce traffic congestion and improve road safety?</li> <li>Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area?</li> </ul>	++	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
	<ul style="list-style-type: none"> <li>Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure?</li> <li>Will it support the expansion, or provision of additional, park and ride facilities?</li> <li>Will it enhance Chelmsford's role as a key transport node?</li> <li>Will it reduce the level of freight movement by road?</li> </ul>	?	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.
<b>7. Land Use and Soils:</b> 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.
	Will it prevent land contamination and facilitate remediation of contaminated sites?	--	Significant Negative	The policy/proposal would result in the loss of agricultural land. 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.
		?	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.
<b>8. Water:</b> 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	++	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.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> <li>to achieve the objective of good status under the Water Framework Directive?</li> <li>Will it improve ground and surface water quality?</li> <li>Will it reduce water consumption and encourage water efficiency?</li> <li>Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?</li> </ul>	<div>+</div> <div>0</div> <div>-</div> <div>--</div> <div>~</div> <div>?</div>	<div>Positive</div> <div>Neutral</div> <div>Negative</div> <div>Significant Negative</div> <div>No Relationship</div> <div>Uncertain</div>	<p>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.</p> <p>The policy/proposal would lead to a reduction in the demand for water.</p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p>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.</p> <p>The policy/proposal would lead to an increase in the demand for water.</p> <p>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.</p> <p>The policy/proposal would lead to deterioration of the current WFD classification.</p> <p>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 Resources Management Plan.</p> <p>The policy/proposal would result in the capacity of existing wastewater management infrastructure being exceeded without appropriate mitigation.</p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p>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.</p>
<b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	<ul style="list-style-type: none"> <li>Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</li> <li>Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems?</li> <li>Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test?</li> </ul>	<div>++</div> <div>+</div> <div>0</div> <div>-</div> <div>--</div>	<div>Significant Positive</div> <div>Positive</div> <div>Neutral</div> <div>Negative</div> <div>Significant Negative</div>	<p>The policy/proposal would significantly reduce flood risk to new or existing infrastructure or communities (currently located within the 1 in 100 year floodplain).</p> <p>The policy/proposal would reduce flood risk to new or existing infrastructure or communities (currently located 1 in 1000 year floodplain).</p> <p>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.</p> <p>The policy/proposal would result in an increased flood risk within the 1 to 1000 year floodplain.</p> <p>The policy/proposal would result in development being located within Flood Zone 2.</p> <p>The policy/proposal would result in an increased flood risk within the 1 to 100 year floodplain.</p> <p>The policy/proposal would result in development being located within Flood Zone 3.</p>



SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> <li>Will it ensure that new development does not give rise to flood risk elsewhere?</li> <li>Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding?</li> <li>Will it encourage the use of multifunctional areas and landscape design for drainage?</li> <li>Will it help to discourage inappropriate development in areas at risk from coastal erosion?</li> <li>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?</li> </ul>	~ ?	No Relationship Uncertain	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p>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.</p>
<b>10. Air:</b> To improve air quality.	<ul style="list-style-type: none"> <li>Will it maintain and improve air quality?</li> <li>Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas?</li> <li>Will it avoid locating development in areas of existing poor air quality?</li> <li>Will it minimise emissions to air from new development?</li> </ul>	++ + 0 - -- ~	Significant Positive Positive Neutral Negative Significant Negative No Relationship	<p>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).</p> <p>The policy/proposal would improve air quality.</p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p>The policy/proposal would lead to a decrease in air quality.</p> <p>The policy/proposal would result in new development being located within 500 m of the Army and Navy AQMA.</p> <p>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.</p> <p>The policy/proposal would result in new development being located within the Army and Navy AQMA.</p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p>

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.
<b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> <li>Will it minimise energy use and reduce or mitigate greenhouse gas emissions?</li> <li>Will it plan or implement adaptation measures for the likely effects of climate change?</li> <li>Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources?</li> <li>Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?</li> </ul>	++	Significant Positive	The policy/proposal would significantly reduce greenhouse gas emissions from the Chelmsford City Area.
		+	Positive	The policy/proposal would significantly reduce energy consumption or increase the amount of renewable energy being used/generated.
				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.
<b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> <li>Will it minimise the demand for raw materials?</li> <li>Will it promote the use of local resources?</li> <li>Will it reduce minerals extracted and imported?</li> <li>Will it increase efficiency in the use of raw materials and promote recycling?</li> </ul>			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.
<b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> <li>Will it minimise the demand for raw materials?</li> <li>Will it promote the use of local resources?</li> <li>Will it reduce minerals extracted and imported?</li> <li>Will it increase efficiency in the use of raw materials and promote recycling?</li> </ul>	++	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.
		+	Positive	The policy/proposal would support/encourage investment in waste management facilities.
				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.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> <li>Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan?</li> <li>Will it reduce waste arisings?</li> <li>Will it increase the reuse and recycling of waste?</li> <li>Will it support investment in waste management facilities to meet local needs?</li> <li>Will it support the objectives and proposals of the Essex Minerals Local Plan?</li> </ul>	<div>-</div> <div>--</div> <div>~</div> <div>?</div>	Negative  Significant Negative   No Relationship  Uncertain	The policy/proposal would result in an increased amount of waste going to landfill. The policy/proposal would increase the demand for local resources.  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.
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets?</li> <li>Will it tackle heritage assets identified as being 'at risk'?</li> <li>Will it promote sustainable repair and reuse of heritage assets?</li> <li>Will it protect or enhance the significance of designated heritage assets?</li> <li>Will it protect or enhance the significance of non-designated heritage assets?</li> <li>Will it promote local cultural distinctiveness?</li> <li>Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through</li> </ul>	<div>++</div> <div>+</div> <div>0</div> <div>-</div> <div>--</div> <div>~</div>	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
	sensitive adaptation and re-use? <ul style="list-style-type: none"> <li>Will it improve and promote access to buildings and landscapes of historic/cultural value?</li> <li>Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?</li> </ul>	?	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.
<b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.	<ul style="list-style-type: none"> <li>Will it conserve and enhance landscape character and townscapes?</li> <li>Will it promote high quality design in context with its urban and rural landscape?</li> <li>Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures?</li> <li>Will it help to conserve and enhance the character of the undeveloped coastline?</li> <li>Will it avoid inappropriate erosion to the Green Wedge?</li> </ul>	++	Significant Positive	The policy/proposal would offer potential to significantly enhance landscape/townscape character.
		+	Positive	The policy/proposal would ensure the long term protection of the Green Belt.
		0	Neutral	The policy/proposal would offer potential to enhance landscape/townscape character.
		-	Negative	The policy/proposal would not have any effect on the achievement of the objective.
		--	Significant Negative	The policy/proposal would have an adverse effect on landscape/townscape character.
		~	No Relationship	The policy/proposal would have a significant adverse effect on landscape/townscape character.
		?	Uncertain	The policy/proposal would result in inappropriate development in the Green Belt or affect the permanence of the Green Belt boundary.
				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.

## Appendix D

# Revised Appraisal of Preferred Development Requirements (Housing) 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~~ 21,843 dwellings, 9 permanent pitches for Gypsies and Travellers and 24 permanent plots for Travelling Showpeople

SA Objective	Guide Questions	Score	Commentary
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<ul style="list-style-type: none"> <li>Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)?</li> <li>Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest?</li> <li>Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland?</li> <li>Will it avoid damage to, and protect, geologically important sites?</li> <li>Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats?</li> <li>Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</li> <li>Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich?</li> </ul>	-/?	<p><b>Likely Significant Effects</b></p> <p>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 &amp; 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).</p> <p>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'.</p> <p>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</p>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it provide opportunities for people to access the natural environment including green and blue infrastructure?</li> </ul>		<p>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 out and it is assumed that impacts on biodiversity have been duly considered, including proximity to sensitive sites and species.</p> <p>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.</p> <p>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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>Uncertainties</b></p>



SA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.	<ul style="list-style-type: none"> <li>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?</li> <li>Will it reduce the level of homelessness?</li> <li>Will it help to ensure the provision of good quality, well designed homes?</li> <li>Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople?</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>According to the Council's Authority Monitoring Report (AMR) (2017-2018), there has been an average completion rate of 595 <del>620</del> dwellings per annum between 2001 and 2017-2018. The AMR also notes that during the year 2016/2017-2017/2018 housing completion rates increased compared with the previous year (with 1,002 <del>1,008</del> completions recorded) and that development activity continues to increase with commencements on the majority of the Council's strategic housing sites.</p> <p><del>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 includes close to a further 20% uplift which equates to a total requirement of 952 <del>958</del> dwellings per annum or 21,893 <del>22,043</del> 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.</del></p> <p><u>The provision of 21,843 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. The provision of 21,843 dwellings amounts to close to a further 20% supply capacity, which equates to an annualised average total supply of 950. 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). This is expected to help provide a degree of flexibility by ensuring choice and</u></p>

SA Objective	Guide Questions	Score	Commentary
			<p>competition in the market for land and is consistent with the National Planning Policy Framework's (NPPF) (2012-2019) direction that local planning authorities should seek to boost significantly the supply of housing (see para 47-59) and the broad aim of the Housing White Paper (2017).</p> <p>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.</p> <p>Overall, the housing requirement has been assessed as having a significant positive and effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• 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).</li> </ul>

SA Objective	Guide Questions	Score	Commentary
<b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	<ul style="list-style-type: none"> <li>• Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment?</li> <li>• Will it maintain and enhance economic competitiveness?</li> <li>• 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?</li> <li>• Will it support the growth of new sectors including those linked to the Anglia Ruskin University?</li> <li>• Will it help to diversify the local economy?</li> <li>• Will it provide good quality, well paid employment opportunities that meet the needs of local people?</li> <li>• Will it improve the physical accessibility of jobs?</li> <li>• Will it support rural diversification and economic development?</li> <li>• Will it promote a low carbon economy?</li> <li>• Will it reduce out-commuting?</li> <li>• Will it improve access to training to raise employment potential?</li> <li>• Will it promote investment in educational establishments?</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>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 complete), the increase in local population could boost the local labour market and increase economic activity in the local community.</p> <p>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.</p> <p>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.</p> <p>Overall, the housing requirement has been assessed as having a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• The Local Plan could encourage local recruitment/training associated with the construction and operational phases of development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p>

SA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> <li>Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness?</li> <li>Will it encourage more people to live in urban areas?</li> <li>Will it enhance the public realm?</li> <li>Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres?</li> <li>Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?</li> <li>Will it support rural areas by providing jobs, facilities and housing to meet needs?</li> <li>Will it maintain and enhance community facilities and services?</li> <li>Will it increase access to schools and colleges?</li> <li>Will it enhance accessibility to key community facilities and services?</li> <li>Will it align investment in services, facilities and infrastructure with growth?</li> </ul>	+/-	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>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 <u>its 10 Year Plan: Meeting the demand for school places in Essex (2019)</u> <u>Commissioning School Places in Essex 2016-2021 report (2017)</u>) that there will be deficits in the number of primary and secondary school places from 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.</p> <p>The 2015 Indices of Multiple Deprivation (IMD) ranked the Chelmsford City Area as 261<sup>st</sup> 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</p>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it contribute to regeneration initiatives?</li> <li>Will it foster social cohesion?</li> </ul>		<p>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.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should ensure that new development supports specific regeneration opportunities where possible.</li> <li>New residential development should be located in close proximity to services and facilities and/or incorporate new facilities.</li> <li>Developer contributions towards key services and facilities should be sought where appropriate.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<p><b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> <li>Will it avoid locating development where environmental circumstances could negatively impact on people's health?</li> <li>Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities?</li> <li>Will it maintain and enhance Public Rights of Way and Bridleways?</li> <li>Will it promote healthier lifestyles?</li> </ul>	+/-	<p><b>Likely Significant Effects</b></p> <p>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 <u>A414 Maldon Road, Danbury</u> or Army and Navy Air Quality Management Areas (AQMA<sub>s</sub>) and those locations with pre-existing health issues. However, these effects are expected to be temporary and not significant.</p> <p>Once dwellings are occupied, there may be further adverse effects on health arising from, in</p>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it meet the needs of an ageing population?</li> <li>Will it support those with disabilities?</li> <li>Will it support the needs of young people?</li> <li>Will it maintain and enhance healthcare facilities and services?</li> <li>Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs?</li> <li>Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments?</li> <li>Will it improve access to healthcare facilities and services?</li> <li>Will it promote community safety?</li> <li>Will it reduce actual levels of crime and anti-social behaviour?</li> <li>Will it reduce the fear of crime?</li> <li>Will it promote design that discourages crime?</li> </ul>		<p>particular, emissions to air associated with increased traffic movements. In this context, the baseline presented in Section 3 of the <u>2018</u> SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.</li> <li>Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development.</li> <li>New development should be located in close proximity to health care facilities.</li> </ul>

SA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> <li>Careful consideration should be given to the distribution of new development vis-à-vis GP capacity/availability.</li> <li>Existing open space and recreational facilities should be protected, or replacement provision sought.</li> <li>Local Plan policies should ensure that new development (in isolation or cumulatively) does not significantly impact on air quality.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> <li>Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities?</li> <li>Will it reduce out-commuting?</li> <li>Will it encourage a shift to more sustainable modes of transport?</li> <li>Will it encourage walking, cycling and the use of public transport?</li> <li>Will it help to reduce traffic congestion and improve road safety?</li> <li>Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area?</li> <li>Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure?</li> <li>Will it support the expansion, or provision of additional, park and ride facilities?</li> </ul>	+/-/?	<p><b>Likely Significant Effects</b></p> <p>The development of <u>952 950</u> 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 <u>2018</u> 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.</p> <p>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.</p> <p>The delivery of <u>21,893 21,843</u> 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</p>



SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it enhance Chelmsford's role as a key transport node?</li> <li>Will it reduce the level of freight movement by road?</li> </ul>		<p>cycling (and also, potentially, reduce car use).</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the preparation of green travel plans as part of new development proposals.</li> <li>Local Plan policies should positively promote walking and cycling as part of new developments.</li> <li>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.</li> <li>Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities.</li> <li>Opportunities should be sought to secure investment in public transport provision.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The impact of housing growth on levels of commuting is to some extent uncertain.</li> </ul>
<p><b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> <li>Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land?</li> <li>Will it avoid the loss of agricultural land including best and most versatile land?</li> <li>Will it reduce the amount of derelict, degraded and underused land?</li> <li>Will it encourage the reuse of existing buildings and infrastructure?</li> <li>Will it prevent land contamination and facilitate remediation of contaminated sites?</li> </ul>	+/-	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and significant</p>

SA Objective	Guide Questions	Score	Commentary
			<p>negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Local Plan policies and proposals should seek to use areas of suitable poorer quality agricultural land in preference to that of a higher quality.</li> <li>Local Plan policies should resist the development of best and most versatile agricultural land.</li> <li>Local Plan policies should promote the management of soils on development sites.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>8. Water:</b> To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> <li>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?</li> <li>Will it improve ground and surface water quality?</li> <li>Will it reduce water consumption and encourage water efficiency?</li> <li>Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>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 of the <a href="#">2018 SA Report</a> 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 <a href="#">Draft Essex and Suffolk Water Resources Management Plan 2014 2019</a> 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.</p> <p>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</p>

SA Objective	Guide Questions	Score	Commentary
			<p>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).</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development.</li> <li>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.</li> <li>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.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> <li>Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</li> <li>Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems?</li> <li>Will it discourage inappropriate development in areas at risk from</li> </ul>	-/?	<p><b>Likely Significant Effects</b></p> <p>The baseline analysis presented in Section 3 of the <u>2018</u> 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 development would be at significant risk of flooding, although this is dependent on the exact location of development.</p>

SA Objective	Guide Questions	Score	Commentary
	<p>flooding and promote the sequential test?</p> <ul style="list-style-type: none"> <li>Will it ensure that new development does not give rise to flood risk elsewhere?</li> <li>Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding?</li> <li>Will it encourage the use of multifunctional areas and landscape design for drainage?</li> <li>Will it help to discourage inappropriate development in areas at risk from coastal erosion?</li> <li>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?</li> </ul>		<p>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).</p> <p>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.</p> <p>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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies and proposals should avoid development in areas of flood risk (e.g. Flood Zones 2 and 3).</li> <li>Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.</li> <li>Local Plan policies should seek to promote as close to greenfield runoff rates as possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	Guide Questions	Score	Commentary
<b>10. Air:</b> To improve air quality.	<ul style="list-style-type: none"> <li>Will it maintain and improve air quality?</li> <li>Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas?</li> <li>Will it avoid locating development in areas of existing poor air quality?</li> <li>Will it minimise emissions to air from new development?</li> </ul>	-/?	<p><b>Likely Significant Effects</b></p> <p>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 of the <u>2018 SA Report</u> 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 and <u>A414 Maldon Road, Danbury</u> AQMA<sub>s</sub> (which has <u>have</u> been designated due to exceedances in Nitrogen Dioxide (NO<sub>2</sub>)) and health deprived areas of the City Area.</p> <p>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'.</p> <p>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.</p> <p>The delivery of <del>21,893</del> <u>21,843</u> 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.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p><b>Mitigation</b></p>

SA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> <li>Policies contained within the Local Plan should seek to reduce congestion.</li> <li>Local Plan policies should ensure that development within the City Area's <del>Army and Navy</del> AQMA<sub>s</sub> is consistent with the objectives of the <u>respective</u> AQMA.</li> <li>Local Plan policies should ensure that new development (in isolation or cumulatively) does not significantly impact on air quality.</li> <li>Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities.</li> <li>Opportunities should be sought to secure investment in public transport provision.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The impact of housing growth on levels of commuting is to some extent uncertain.</li> </ul>
<b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> <li>Will it minimise energy use and reduce or mitigate greenhouse gas emissions?</li> <li>Will it plan or implement adaptation measures for the likely effects of climate change?</li> <li>Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources?</li> <li>Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?</li> </ul>	-/?	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>Notwithstanding the anticipated increase in overall emissions identified above, per capita emissions of CO<sub>2</sub> for the Chelmsford City Area have generally fallen, albeit slowly, over the period 2005-2013 <u>2016</u> 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.</p> <p>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.</p> <p>The delivery of <del>21,893</del> <u>21,843</u> dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions associated with car use and</p>

SA Objective	Guide Questions	Score	Commentary
			<p>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.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>The Local Plan could promote the voluntary use of the Home Quality Mark.</li> <li>Careful consideration should be given to the distribution/location of new development to ensure accessibility to key services, facilities and employment opportunities.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<p><b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> <li>Will it minimise the demand for raw materials?</li> <li>Will it promote the use of local resources?</li> <li>Will it reduce minerals extracted and imported?</li> <li>Will it increase efficiency in the use of raw materials and promote recycling?</li> </ul>	-	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>Some parts of the City Area have been designated as Mineral Safeguarding Areas. However,</p>



SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan?</li> <li>Will it reduce waste arisings?</li> <li>Will it increase the reuse and recycling of waste?</li> <li>Will it support investment in waste management facilities to meet local needs?</li> <li>Will it support the objectives and proposals of the Essex Minerals Local Plan?</li> </ul>		<p>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.</p> <p>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 the period 2014/15 to 2017/18, 43.5% 53% of all household waste collected was sent for recycling/composting/reuse).</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>The Council should consider the potential for Local Plan policies to encourage the use of recycled and secondary materials in new developments.</li> <li>The provision of recycling facilities within new developments should be a component of Local Plan design and/or waste management policies.</li> <li>The reuse of construction and demolition wastes on site should be promoted.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets?</li> <li>Will it tackle heritage assets identified as being 'at risk'?</li> </ul>	+/-/?	<p><b>Likely Significant Effects</b></p> <p>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 21 Grade I, 55 43 Grade II* and 1,040 946 Grade II), 20 19 scheduled monuments, 25 conservation areas and 9 6 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</p>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it promote sustainable repair and reuse of heritage assets?</li> <li>Will it protect or enhance the significance of designated heritage assets?</li> <li>Will it protect or enhance the significance of non-designated heritage assets?</li> <li>Will it promote local cultural distinctiveness?</li> <li>Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?</li> <li>Will it improve and promote access to buildings and landscapes of historic/cultural value?</li> <li>Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?</li> </ul>		<p>to the character of the City Area.</p> <p>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.</p> <p>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.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Policies within the Local Plan should promote high standards of architecture and urban design.</li> <li>The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.	<ul style="list-style-type: none"> <li>Will it conserve and enhance landscape character and townscapes?</li> <li>Will it promote high quality design in context with its urban and rural landscape?</li> </ul>	+/-/?	<p><b>Likely Significant Effects</b></p> <p>There are no national landscape designations affecting the Chelmsford City Area. However, the delivery of <del>21,893</del> <u>21,843</u> 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,</p>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures?</li> <li>Will it help to conserve and enhance the character of the undeveloped coastline?</li> <li>Will it avoid inappropriate erosion to the Green Wedge?</li> </ul>		<p>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.</p> <p>The baseline analysis presented in Section 3 of the <u>2018</u> 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).</p> <p>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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Detailed policies on high quality design should be contained within the Local Plan.</li> <li>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.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p>

SA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> <li>The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.</li> </ul>

## Spatial Strategy

SA Objective	Guide Questions	Score	Commentary
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<ul style="list-style-type: none"> <li>Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)?</li> <li>Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest?</li> <li>Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland?</li> <li>Will it avoid damage to, and protect, geologically important sites?</li> <li>Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats?</li> <li>Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</li> <li>Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich?</li> <li>Will it provide opportunities for people to access the natural</li> </ul>	+/-/?	<p><b>Likely Significant Effects</b></p> <p>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 &amp; 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'.</p> <p>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,</p>

SA Objective	Guide Questions	Score	Commentary
	environment including green and blue infrastructure?		<p>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 appropriate and justified). Allied with the potential construction of a Chelmsford North-East By-pass 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.</p> <p>The maintenance of the existing Green Wedge 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.</p> <p>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 <a href="#">[Section 3.6 of this addendum]</a> and HRA.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Careful consideration should be given to appropriate mitigation to avoid adverse impacts on designated sites.</li> <li>Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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).</li> </ul>

SA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> <li>It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact biodiversity value of sites is unknown.</li> </ul>
<p><b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> <li>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?</li> <li>Will it reduce the level of homelessness?</li> <li>Will it help to ensure the provision of good quality, well designed homes?</li> <li>Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople?</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>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 Ferrers and key service settlements including (inter alia) Great Leighs, Broomfield, Bicknacre and Danbury. This would help to meet housing needs in these settlements.</p> <p>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.</p> <p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>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).</li> </ul>
<p><b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to</p>	<ul style="list-style-type: none"> <li>Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment?</li> <li>Will it maintain and enhance economic competitiveness?</li> </ul>	++	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>Focusing employment growth within and on the edge of/in close proximity to the Chelmsford</p>



SA Objective	Guide Questions	Score	Commentary
everyone.	<ul style="list-style-type: none"> <li>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?</li> <li>Will it support the growth of new sectors including those linked to the Anglia Ruskin University?</li> <li>Will it help to diversify the local economy?</li> <li>Will it provide good quality, well paid employment opportunities that meet the needs of local people?</li> <li>Will it improve the physical accessibility of jobs?</li> <li>Will it support rural diversification and economic development?</li> <li>Will it promote a low carbon economy?</li> <li>Will it reduce out-commuting?</li> <li>Will it improve access to training to raise employment potential?</li> <li>Will it promote investment in educational establishments?</li> </ul>		<p>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.</p> <p>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.</p> <p>Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 40,000 sq m).</p> <p>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.</p> <p>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</p>

SA Objective	Guide Questions	Score	Commentary
			<p>institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development.</p> <p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<p><b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> <li>Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness?</li> <li>Will it encourage more people to live in urban areas?</li> <li>Will it enhance the public realm?</li> <li>Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres?</li> <li>Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?</li> <li>Will it support rural areas by providing jobs, facilities and housing to meet needs?</li> </ul>	<p>++/-</p>	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>There are pockets of deprivation across the Chelmsford City Area with some lower super output</p>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>• Will it maintain and enhance community facilities and services?</li> <li>• Will it increase access to schools and colleges?</li> <li>• Will it enhance accessibility to key community facilities and services?</li> <li>• Will it align investment in services, facilities and infrastructure with growth?</li> <li>• Will it contribute to regeneration initiatives?</li> <li>• Will it foster social cohesion?</li> </ul>		<p>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.</p> <p>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.</p> <p>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.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Local Plan policies should ensure that new development supports specific regeneration opportunities where possible.</li> <li>• Developer contributions towards key services and facilities should be sought where appropriate.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>

SA Objective	Guide Questions	Score	Commentary
<b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.	<ul style="list-style-type: none"> <li>Will it avoid locating development where environmental circumstances could negatively impact on people's health?</li> <li>Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities?</li> <li>Will it maintain and enhance Public Rights of Way and Bridleways?</li> <li>Will it promote healthier lifestyles?</li> <li>Will it meet the needs of an ageing population?</li> <li>Will it support those with disabilities?</li> <li>Will it support the needs of young people?</li> <li>Will it maintain and enhance healthcare facilities and services?</li> <li>Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs?</li> <li>Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments?</li> <li>Will it improve access to healthcare facilities and services?</li> <li>Will it promote community safety?</li> <li>Will it reduce actual levels of crime and anti-social behaviour?</li> <li>Will it reduce the fear of crime?</li> <li>Will it promote design that discourages crime?</li> </ul>	<div>++/-</div>	<p><b>Likely Significant Effects</b></p> <p>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 <u>A414 Maldon Road, Danbury</u> or Army and Navy Air Quality Management Areas (AQMA<sub>s</sub>) and locations with pre-existing health issues.</p> <p>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 <u>2018</u> SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling (including through the Green Wedge and <del>Green Corridors</del>), 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.</p> <p>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 <del>provision of Green Corridors</del> and protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. In this regard, the GP-patient ratio data for the NHS Mid Essex Clinical</p>

SA Objective	Guide Questions	Score	Commentary
			<p>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.</p> <p>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.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site.</li> <li>Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.</li> <li>Consideration should be given to the provision of open space as part of new development within the Chelmsford Urban Area.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> <li>Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities?</li> <li>Will it reduce out-commuting?</li> <li>Will it encourage a shift to more sustainable modes of transport?</li> <li>Will it encourage walking, cycling and the use of public transport?</li> <li>Will it help to reduce traffic congestion and improve road safety?</li> </ul>	++/-	<p><b>Likely Significant Effects</b></p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge 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</p>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area?</li> <li>Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure?</li> <li>Will it support the expansion, or provision of additional, park and ride facilities?</li> <li>Will it enhance Chelmsford's role as a key transport node?</li> <li>Will it reduce the level of freight movement by road?</li> </ul>		<p>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.</p> <p>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.</p> <p>The baseline analysis presented in Section 3 of the <u>2018</u> 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 &amp; Local Junction Modelling' (January 2018) 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.</p> <p>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.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p>

SA Objective	Guide Questions	Score	Commentary
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the preparation of green travel plans as part of new development proposals.</li> <li>Local Plan policies should positively promote walking and cycling as part of new developments.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> <li>Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land?</li> <li>Will it avoid the loss of agricultural land including best and most versatile land?</li> <li>Will it reduce the amount of derelict, degraded and underused land?</li> <li>Will it encourage the reuse of existing buildings and infrastructure?</li> <li>Will it prevent land contamination and facilitate remediation of contaminated sites?</li> </ul>	+/--	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and significant negative effect on this objective.</p>



SA Objective	Guide Questions	Score	Commentary
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Local Plan policies should resist the development of best and most versatile agricultural land.</li> <li>Local Plan policies should encourage the management of soils on development sites.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>8. Water:</b> To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> <li>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?</li> <li>Will it improve ground and surface water quality?</li> <li>Will it reduce water consumption and encourage water efficiency?</li> <li>Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?</li> </ul>	+/-	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedge within the City Area and the proposed Green Corridors is 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</p>

SA Objective	Guide Questions	Score	Commentary
			<p>infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development.</li> <li>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.</li> <li>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.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> <li>Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</li> <li>Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems?</li> <li>Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test?</li> </ul>	+/-	<p><b>Likely Significant Effects</b></p> <p>The baseline analysis presented in Section 3 of the <u>2018</u> 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.</p> <p>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.</p>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it ensure that new development does not give rise to flood risk elsewhere?</li> <li>Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding?</li> <li>Will it encourage the use of multifunctional areas and landscape design for drainage?</li> <li>Will it help to discourage inappropriate development in areas at risk from coastal erosion?</li> <li>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?</li> </ul>		<p>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).</p> <p>The City Area's existing Green Wedge is defined by the valleys and flood plains of the River Chelmer, Wid and Can. <del>The proposed Green Corridors will also follow the valleys and adjacent flood plains of these rivers.</del> 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.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).</li> <li>Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding.</li> <li>Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.</li> <li>Local Plan policies should seek to promote as close to greenfield runoff rates as possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	Guide Questions	Score	Commentary
<b>10. Air:</b> To improve air quality.	<ul style="list-style-type: none"> <li>• Will it maintain and improve air quality?</li> <li>• Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas?</li> <li>• Will it avoid locating development in areas of existing poor air quality?</li> <li>• Will it minimise emissions to air from new development?</li> </ul>	<div>+/-</div>	<p><b>Likely Significant Effects</b></p> <p>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 and <u>A414 Maldon Road, Danbury AQMA</u>s (which has <u>have</u> been designated due to exceedances in Nitrogen Dioxide (NO<sub>2</sub>)) and health deprived areas of the City Area.</p> <p>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'.</p> <p>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 the Green Wedge and <del>Green Corridors</del>) 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.</p> <p>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</p>

SA Objective	Guide Questions	Score	Commentary
			<p>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.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Policies contained within the Local Plan should seek to reduce congestion.</li> <li>• Local Plan policies should ensure that development within the City Area's <del>Army and Navy</del> AQMA<sub>s</sub> is consistent with the objectives of the <u>respective</u> AQMA.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>
<p><b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> <li>• Will it minimise energy use and reduce or mitigate greenhouse gas emissions?</li> <li>• Will it plan or implement adaptation measures for the likely effects of climate change?</li> <li>• Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources?</li> <li>• Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?</li> </ul>	+	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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</p>

SA Objective	Guide Questions	Score	Commentary
			<p>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.</p> <p>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.</p> <p>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.</p> <p>Overall, the Spatial Strategy has been assessed as having a positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision.</li> <li>Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> <li>Will it minimise the demand for raw materials?</li> <li>Will it promote the use of local resources?</li> <li>Will it reduce minerals extracted and imported?</li> <li>Will it increase efficiency in the use of raw materials and promote recycling?</li> </ul>	~	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan?</li> <li>Will it reduce waste arisings?</li> <li>Will it increase the reuse and recycling of waste?</li> <li>Will it support investment in waste management facilities to meet local needs?</li> <li>Will it support the objectives and proposals of the Essex Minerals Local Plan?</li> </ul>		<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets?</li> <li>Will it tackle heritage assets identified as being 'at risk'?</li> <li>Will it promote sustainable repair and reuse of heritage assets?</li> <li>Will it protect or enhance the significance of designated heritage assets?</li> <li>Will it protect or enhance the significance of non-designated heritage assets?</li> <li>Will it promote local cultural distinctiveness?</li> <li>Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?</li> </ul>	+/-/?	<p><b>Likely Significant Effects</b></p> <p>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 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.</p> <p>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</p>



SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it improve and promote access to buildings and landscapes of historic/cultural value?</li> <li>Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?</li> </ul>		<p>assets (for example, through the sensitive development of brownfield sites such as Sandford Mill).</p> <p>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.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development.</li> <li>Policies within the Local Plan should promote high standards of architectural and urban design.</li> <li>The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<p><b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> <li>Will it conserve and enhance landscape character and townscapes?</li> <li>Will it promote high quality design in context with its urban and rural landscape?</li> <li>Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures?</li> <li>Will it help to conserve and enhance the character of the undeveloped coastline?</li> </ul>	+/-	<p><b>Likely Significant Effects</b></p> <p>The baseline analysis presented in Section 3 of the <u>2018</u> 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</p>

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> <li>Will it avoid inappropriate erosion to the Green Wedge?</li> </ul>		<p>environment and to improve townscapes.</p> <p>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 <del>the Green Wedge or Green Corridors</del>.</p> <p>Under the preferred Spatial Strategy, existing the Green Wedge would be largely retained <del>and Green Corridors designated</del>. 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.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Detailed policies on high quality design should be contained within the Local Plan.</li> <li>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.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

**Appendix E**  
**Appraisal of Revised Site Allocations**

## Site Appraisal Criteria

The following site appraisal criteria and associated thresholds of significance have been used to appraise the amended proposed site allocations.

SA Objective	Appraisal Criteria	Threshold	Score
<b>1. Biodiversity and Geodiversity:</b> 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	--

SA Objective	Appraisal Criteria	Threshold	Score
		the green infrastructure network.	
<b>2. Housing:</b> 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).	+
		0 dwellings.	0
		-1 to -99 dwellings (-2.9ha or more).	-
		-100+ dwellings (-3ha or more).	--
<b>3. Economy, Skills and Employment:</b> 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	-

SA Objective	Appraisal Criteria	Threshold	Score
		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.	--
<b>4. Sustainable Living and Revitalisation:</b> 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 -Secondary schools -Post Offices -Supermarkets (including local stores) Proximity to town centres. Accessibility by public transport.	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 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.	--
<b>5. Health and Wellbeing:</b> 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.	+

SA Objective	Appraisal Criteria	Threshold	Score
		Within 2,000m of a GP surgery or open space.	0
		In excess of 2,000m from a GP surgery and/or open space.	-
	Provision/loss of open space or health facilities.	Would provide open space and/or health facilities on site.	++
		Development would contribute to the provision of additional open space and/or health facilities.	+
		Would not affect current provision of open space or health facilities.	0
		Development would not contribute to the provision of additional open space and/or health facilities and would increase pressure on existing open space and/or health facilities.	-
		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.	--
<b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Access to: -bus -railway -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.	-



SA Objective	Appraisal Criteria	Threshold	Score
	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.	--
<b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.	Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3)).	Previously developed (brownfield) land.	++
		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.	--

SA Objective	Appraisal Criteria	Threshold	Score
<b>8. Water:</b> 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.	--
<b>9. Flood Risk and Coastal Erosion:</b> 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.	--
<b>10. Air:</b> 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.	--
<b>11. Climate Change:</b> 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
<b>12. Waste and Natural Resources:</b> 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.	--
<b>13. Cultural Heritage:</b> 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.	+

SA Objective	Appraisal Criteria	Threshold	Score
		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	--
<b>14. Landscape and Townscape:</b> 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.

			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
PS Ref	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
SGS2	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.
SGS3a	PF27	EAST CHELMSFORD - MANOR FARM	A County Wildlife Site is within the site boundary; however, this area does not form part of the residential allocation (being a proposed Country Park).	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.
SGS4	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.
SGS5a	PF33/34	MOULSHAM HALL AND NORTH GREAT LEIGHS	Sandy/lay 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.

			SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
PS Ref	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.
SGS2	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.	-
SGS3a	PF27	EAST CHELMSFORD - MANOR FARM	-	+/-	Closest City Centre is Chelmsford City Centre from the residential component of the site is 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.	+	Assume no loss but would increase the pressure on existing open space and health facilities.	-
SGS4	PF31	NORTH EAST CHELMSFORD	-	++/-	Closest City Centre is Chelmsford City Centre 3049m away. Closest Post Office is Abercorn News and Post Office 1444m 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 61m 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	---
SGS5a	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.	-

			SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
PS Ref	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.
SGS2	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.	--
SGS3a	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.	--
SGS4	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.	--/+
SGS5a	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 Great 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 Lane and school lane, there would be significant impacts on the local highway network.	--	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
PS Ref	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.
SGS2	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.	—
SGS3a	PF27	EAST CHELMSFORD - MANOR FARM	Development would not affect the contamination of land/soils.	0	—	Within 10m of waterbody Surface waterbodies are within the site boundary, albeit within the proposed Country Park element.	—	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.	—
SGS4	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.	—
SGS5a	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.	—



			SA13	SA13	SA14	SA14
PS Ref	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.
SGS2	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.	---
SGS3a	PF27	EAST CHELMSFORD - MANOR FARM	Chelmer and Blackwater Navigation conservation area is adjacent to the north of the site (the proposed Country Park is within this Conservation Area). Great Baddow conservation area is 267m south west of the site. There are 19 Grade II listed buildings within 500m of the site, the closest of which is located 344m south west of the site (Barnes Mill Lock Grade II Listed Building is located adjacent to the northern boundary of the proposed Country Park). 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.	-
SGS4	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.	---
SGS5a	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.	---

## Results of the Appraisal of Revised Site Allocations

A summary of the results of the re-appraisal of those site allocations 'screened in' is provided below by Growth Area. It should be noted that no changes to the appraisal findings presented in the 2018 SA Report have been identified.

### Summary of the Re-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
SGS1b	ESSEX POLICE HQ AND SPORTS GROUND-NEW COURT ROAD	0/?	++	+/-	++	0	++/-	++/-	0	0	0	+	0	-	+/-
SGS1c	NORTH OF GLOUCESTER AVENUE (JOHN SHENNAN)	0/?	++	+/-	++	-	++/-	-0	0	0	0	+	0	0	0
SGS2	WEST CHELMSFORD	0/?	++	+/-	+	-	++/- /?	--	--	--	0	~	--	0	--
SGS3a	EAST CHELMSFORD - MANOR FARM	0/?	++	+/-	+	-	++/?	--	--	-	0	~	--	-	-

## Summary of the Re-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	~	--	--	--

## 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 draft Local Plan are set out below.

Location	Rationale
1. Chelmsford Urban Area	<p>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.</p> <p>Supported by the Plan evidence base e.g. Traffic Modelling, Archaeological Assessment and Urban Housing Capacity Study.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocations in this location.</p>
2. West Chelmsford	<p>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.</p> <p>Supported by the Plan evidence base e.g. Traffic Modelling, Archaeological Assessment, Landscape Sensitivity Assessment and Heritage Assessment.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
3A. East Chelmsford (Manor Farm)	<p>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.</p> <p>Supported by the Plan evidence base e.g. Traffic Modelling, Green Wedge and Green Corridor Study, Archaeological Assessment and Landscape Sensitivity Assessment.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
3B. East Chelmsford - Land North of Maldon Road (Employment)	<p>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 &amp; Ride.</p> <p>Supported by the Plan evidence base e.g. Traffic Modelling, Green Wedge and Green Corridor Study, Archaeological Assessment and Landscape Sensitivity Assessment.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
3C. East Chelmsford - Land South of Maldon Road	<p>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.</p> <p>Supported by the Plan evidence base e.g. Traffic Modelling, Green Wedge and Green Corridor Study and Landscape Sensitivity Assessment.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
3D. East Chelmsford - Land North of Maldon Road (Residential)	<p>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.</p>

Location	Rationale
	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.
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.

Location	Rationale
EC3. Great Leighs – Land East of Main Road	<p>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.</p> <p>Supported by the Plan evidence base e.g. Landscape Sensitivity Assessment, Heritage Assessment and Archaeological Assessment.</p> <p>The site has planning permission and is under construction.</p>
EC4. East of Boreham	<p>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.</p> <p>Supported by the Plan evidence base e.g. Landscape Sensitivity Assessment, Heritage Assessment and Archaeological Assessment.</p> <p>The site has planning permission and is under construction.</p>
GT1. Drakes Lane Gypsy and Traveller Site	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by providing homes for all.</p> <p>The site has planning permission, is 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.</p>
7. North of South Woodham Ferrers	<p>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 capacity improvements along the A132 between Rettendon Turnpike Junction and South Woodham Ferrers.</p> <p>Supported by the Plan evidence base e.g. Traffic Modelling, Landscape Sensitivity Assessment, Heritage Assessment and Archaeological Assessment.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location. National Grid are investigating the removal of the pylons.</p>
8. South of Bicknacre	<p>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.</p> <p>Supported by the Plan evidence base e.g. Landscape Sensitivity Assessment and Archaeological Assessment.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
9. Danbury	<p>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.</p> <p>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.</p>
EC5. St Giles, Moor Hall Lane, Bicknacre	<p>Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy and by providing homes for all.</p> <p>Supported by the Plan evidence base and viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>

## Reasons for the Rejection of Alternatives

The following sites were identified as potential reasonable alternatives and assessed in the 2018 SA Report. 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 provides an important separation between Boreham Village and the Chelmsford Urban Area and is no longer considered a reasonable alternative to the preferred options site.
Boreham CFS13	This site provides an important separation between Boreham Village and the Chelmsford Urban Area and is no longer considered a reasonable alternative to the preferred options site.
Boreham CFS49	This site provides an important separation between Boreham Village and the Chelmsford Urban and is no longer considered a reasonable alternative to the preferred options site.
Boreham CFS9	This site provides an important separation between Boreham Village and the Chelmsford Urban Area and is no longer considered a reasonable alternative to the preferred options site.
Boreham CFS51	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 by not respecting the pattern of the existing settlement of Boreham. It would be a smaller scale development and less likely to deliver as much new and improved local infrastructure.
Boreham CFS145	A western portion of this site comprises an existing commitment (EC4 - East of Boreham). preferred option site.  The remaining non-allocated part of the site extends south and 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 provides an important separation between Boreham Village and the Chelmsford Urban and is detached from the Village of Boreham and separated from the Urban Area by the Boreham Interchange and is no longer considered a reasonable alternative to the preferred options site.
East Chelmsford CFS54	The site is situated adjacent to A12 Junction 19; consequently the expected traffic generation from a site in this location would be expected to have an additional impact on the A12 carriageway. The site is also less well supported by the Plan evidence base including the Landscape Capacity and Sensitivity Assessment 2017 so is no longer considered a reasonable alternative to the preferred options site.
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.



RA Location	Rationale for Rejection
	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
East Chelmsford CFS100	<p>A western portion of this site comprises the preferred option (Location 3c).</p> <p>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.</p>
East Chelmsford CFS99	<p>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.</p>
East Chelmsford CFS102	<p>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.</p>
East Chelmsford 15SLAA21	<p>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.</p>
Essex Police HQ and Sports Ground, New Court Road	<p>Promoted for development at Pre-Submission stage by the site owners. Circumstances later changed and the site is now to be retained for use by the police so is no longer available and deliverable as a housing development site.</p>
North of Gloucester Avenue (John Shennan)	<p>Promoted for development at Pre-Submission stage by the site owners. Circumstances later changed and the site owners are re-considering the future use of the site and currently no longer wish to promote it for housing so it is no longer available and deliverable as a housing development site.</p>
Great Leighs CFS141 (Little Leighs)	<p>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.</p> <p>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.</p>

RA Location	Rationale for Rejection
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	<p>The preferred sites at location 5 will create sustainable new growth to the west, north and north-east of the village.</p> <p>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.</p>
Great Leighs CFS223	<p>The preferred sites (Location 5) will create will create sustainable growth to the west, north and north-east of Great Leighs village.</p> <p>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.</p>
Great Leighs CFS120	<p>The preferred sites (Location 5) will create will create sustainable growth to the west, north and north-east of Great Leighs village.</p> <p>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.</p>
Great Leighs CFS19	This comprises part of preferred site and should be deleted from this table as a rejected reasonable alternative.
Great Leighs 15SLAA16	<p>This comprises two land parcels north and south of Banters Lane.</p> <p>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.</p> <p>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.</p>
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

RA Location	Rationale for Rejection
	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 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	<p>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.</p> <p>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.</p>
West Chelmsford CFS82	<p>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.</p> <p>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.</p>
West Chelmsford CFS80	<p>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.</p> <p>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.</p>
West Chelmsford Cluster CFS182, CFS82 and CFS80	<p>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.</p> <p>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.</p>

RA Location	Rationale for Rejection
West Chelmsford/ Broomfield CFS115	<p>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.</p> <p>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.</p>
West Chelmsford/ Broomfield CFS210	<p>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.</p> <p>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.</p>
West Chelmsford/ Broomfield CFS209	<p>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.</p> <p>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.</p>
CUA/Broomfield CFS26	<p>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.</p> <p>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.</p>
CUA/Broomfield CFS156	<p>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.</p> <p>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.</p>



RA Location	Rationale for Rejection
CUA/Broomfield CFS183	<p>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.</p> <p>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.</p>
CUA - CFS25	<p>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.</p>
CUA/Broomfield CFS143	<p>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.</p>
Broomfield cluster – CFS26 CFS183 and CFS156	<p>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.</p> <p>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.</p>
Broomfield CFS277	<p>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.</p> <p>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.</p>
Broomfield CFS78	<p>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.</p> <p>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.</p>
Broomfield CFS157	<p>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.</p> <p>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.</p>
Broomfield Cluster - CFS78 and CFS157	<p>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.</p> <p>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.</p>

RA Location	Rationale for Rejection
Broomfield - CFS181	<p>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.</p> <p>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.</p>
Broomfield - 15SLAA47	<p>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.</p> <p>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 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.</p>
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	<p>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.</p> <p>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.</p>
Broomfield CFS219	<p>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.</p> <p>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.</p>
Broomfield Cluster – CFS53/62 and CFS219	<p>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.</p> <p>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.</p>
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.

RA Location	Rationale for Rejection
	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	<p>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.</p> <p>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.</p>
Broomfield 15SLAA47, 15SLAA47 and CFS181 Cluster	<p>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.</p> <p>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.</p>
Danbury – 15SLAA45, CFS190, CFS243, CFS159, CFS173, 15SLAA49, CFS15, CFS274 and CFS188	<p>There are no proposed site(s) proposed in Danbury as these will be identified through the emerging Neighbourhood Plan.</p> <p>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.</p>
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	<p>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.</p> <p>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.</p>
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.



RA Location	Rationale for Rejection
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.
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.

### Reasons for the Rejection of Housing Led Alternatives Considered in the Additional Changes SA Report Addendum

The following reasonable alternative housing sites/clusters were assessed in the Additional Changes SA Report Addendum. The rationale for rejecting the sites as preferred site allocations is described below.

Site ID	Site Name	Rationale for Rejection
18SLAA01	Land South of Rennie Place and Clements Close Chelmer Village	This site lies within a proposed Green Wedge and as such it is not considered a reasonable alternative to the proposed sites in Chelmsford's Urban Area (CUA). The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.
18SLAA02	Land North of School Lane, Great Leighs	The preferred sites (Location 5) will create sustainable growth to the west, north and north-east of Great Leighs village. 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.

Site ID	Site Name	Rationale for Rejection
18SLAA04	Land North of Elm Green Lane and East of Riffhams Lane, Danbury	<p>There are no proposed site(s) proposed in Danbury as these will be identified through the emerging Neighbourhood Plan.</p> <p>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.</p>
18SLAA07	Land West of Patching Hall Lane North of Barnaby Rudge, Broomfield	<p>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.</p> <p>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.</p>
18SLAA08	Land East of Patching Hall Lane North of Oatleys, Broomfield	<p>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.</p> <p>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 countryside contrary to existing settlement patterns. It could also not deliver a new secondary vehicular access into the Hospital.</p>
18SLAA09	Land South of Mashbury Road, Chignall	<p>The preferred site (Location 2) proposes a high quality development of 800 new homes and new primary school adjoining CUA 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.</p> <p>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 CUA.</p>
18SLAA11	Land West of Main Road and South of School Road, Broomfield	<p>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.</p> <p>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.</p>
18SLAA12	Land North of Mashbury Road and West of Chignall Road, Chignall	<p>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.</p> <p>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 CUA.</p>

Site ID	Site Name	Rationale for Rejection
18SLAA13	Land West of Avon Road and South of Mashbury Road, Chignall	<p>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.</p> <p>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 CUA. Land to the south of Mashbury Road also has a high landscape sensitivity and low to medium landscape capacity (as identified in the Landscape Sensitivity and Capacity Assessment). As such it is no longer considered a reasonable alternative to the preferred option site.</p>
18SLAA14	Land South of Broom Wood and North of Hollow Lane, Chignall	<p>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.</p> <p>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.</p>
18SLAA16	Land South of Hoffmans Way, Chelmsford	The site comprises an existing and proposed Employment Area. It complies less well with the Spatial Principles by reducing resident's access to employment through the loss of an employment area.
18SLAA20	Land North of Peartree Lane, Bicknacre	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.
CFS154	Land East of Broomfield Library, 180 Main Road, Broomfield	<p>This site lies within a proposed Green Wedge and as such it is not considered a reasonable alternative to the proposed site in Broomfield. The site is not supported by the Plan evidence base i.e. The Green Wedge and Green Corridor Review 2017.</p> <p>The Council's SLAA identifies that this site has a capacity of 12 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. It could also not deliver a new secondary vehicular access into the Hospital.</p>
18SLAA2 and 17SLAA14	Great Leighs Cluster	<p>The preferred site (Location 5) will create sustainable growth to the west, north and north-east of Great Leighs village.</p> <p>When compared to the preferred sites, these sites comply less well with the Spatial Principles and Spatial Strategy e.g. 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.</p>
18SLAA09 and 18SLAA13 and CFS82 and CFS80	Land West of Chelmsford and South of Mashbury Road Cluster	<p>The preferred site (Location 2) proposes a high quality development of 800 new homes and new primary school adjoining CUA 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.</p> <p>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 CUA when</p>

Site ID	Site Name	Rationale for Rejection
		considered individually or in combination. The Council has also not been advised that the site promoters are working together to promote a joint development.

#### Reasons for the Rejection of Employment Led Alternatives Considered in the Additional Changes SA Report Addendum

The following reasonable alternative housing sites were assessed in the Additional Changes SA Report Addendum. The rationale for rejecting the sites as preferred site allocations is described below.

Site ID	Site Name	Rationale for Rejection
CFS125	Marriages Mill	<p>The preferred sites (for example, locations 3b and 4), propose new employment development within and adjacent to existing and proposed built-up areas in line with the Spatial Strategy and Settlement Hierarchy. New employment development will come forward alongside new housing development to maximise opportunities for new communities to be well connected to new local job areas.</p> <p>When compared to the preferred sites for employment (Locations 1, 3b and 4), this site complies less well with the Spatial Principles and Spatial Strategy in particular by not respecting the pattern of the existing settlement of Chelmsford's settlements. This site would also result in isolated development in the countryside.</p>

## Appendix F

# Revised 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
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	+	0	0	++	+	++	<p><b>Likely Significant Effects</b></p> <p>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 LoWSs. 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> <u>It also requires that "Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted..."</u> The policy also requires that: <u>"Effective use of brownfield land of low environmental value will be encouraged to minimise the loss of higher quality agricultural land. Furthermore the Council will seek the provision of high quality green infrastructure will protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost."</u> 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.</p> <p>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</p>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<p>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.</p> <p>Policies S4 and S5 have <u>Policy S5</u> has been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section have been assessed as having a significant positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	++	0	0/?	-/?	-/?	0	++0/-	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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).</p> <p>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.</p>



SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<p>Overall, the policies in this section are considered to have a mixed <u>neutral</u> significant positive and minor negative effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>The extent to which the protection and enhancement of the historic environment and natural environment restrict housing delivery is uncertain.</li> <li>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.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++	0	++	-/?	-/?	++	++/-	<p><b><u>Likely Significant Effects</u></b></p> <p>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 Policy S7 <u>has</u> have therefore been assessed as having a significant positive effect on this objective.</p> <p>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).</p> <p>Policy S3 has been assessed as having a neutral effect on this objective.</p>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>The extent to which the protection and enhancement of the historic environment and natural environment restrict employment land delivery is uncertain.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	+	0	++	+	0	++	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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.</p> <p>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.</p>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<p>Policies S4 and S7 have therefore been assessed as having a significant positive effect on this objective.</p> <p><del>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 and has.</del> Policies S2 and S5 have therefore been assessed as having a minor positive effect on this objective.</p> <p>Policy S3 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies of this section will have a significant positive effect on achieving this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

<p><b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	+	+	++	0	++	++	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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.</p> <p>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 Policy S3 <u>has</u> have therefore been assessed as having a minor positive effect on this objective.</p> <p>Policy S5 has been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies of this section will have a significant positive effect on the achievement of this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>
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SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
<b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	++	+	0	0	+	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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 Policy S7 <u>has</u> have therefore been assessed as having a minor positive effect on this objective.</p> <p>Policies S5 and S6 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies of this section will have a significant positive effect on achievement of the objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.	+	0	0	0	0++	0	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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</p>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<p>considered to have a positive effect on this objective. Policy S6 seeks to minimise the loss of the best and most versatile agricultural land, which is considered to be a significant positive effect.</p> <p>Overall, the policies of this section will have a significant positive effect on achievement of the objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>8. Water:</b> To conserve and enhance water quality and resources.	+	++	0	0	++	0	++	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies contained in this section are considered to have a significant positive effect on this objective.</p> <p><b>Mitigation</b></p>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	+	++	0	0	++	0	++	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>



SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<p>The remaining policies of this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies of this section are considered to have a significant positive effect on achieving this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>10. Air:</b> To improve air quality.	+	++	+	0	0	+	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>Together, Policies S4 and Policy S7 seeks 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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<p>Cumulatively, the policies in this section are considered to have a significant positive effect on achieving this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	+	++	+	0	+	++	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p><del>Together, Policies S4 and Policy S7 promotes community inclusion along with ensuring 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.</del></p> <p><del>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.</del></p> <p>Policies S5 has been assessed as having a neutral effect on this objective.</p>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<p>Overall, the effect of the policies in this section on achieving this objective is considered to be significantly positive.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	+	++	0	0	+	0	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p><del>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</del> <u>This policy has</u> a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section will have a significant positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<b><u>Assumptions</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	+	0	0	++	0	0	++	<b><u>Likely Significant Effects</u></b>  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 of Special Interest 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.  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.  <b><u>Mitigation</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b><u>Uncertainties</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.</p>	+	0	0	++	+	+	++	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p><del>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.</del></p> <p>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.</p> <p><del>Policies Policy S3 and S4 have <u>has</u> been assessed as having a neutral effect on this objective.</del></p> <p>The policies in this section are considered to have a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified (except those above).</li> </ul>

SA Objective	S2	S3	S4	S5	S6	S7	Cumulative Effect	Commentary
								<b>Assumptions</b> <ul style="list-style-type: none"><li>None identified.</li></ul>

## 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 D** and is therefore not repeated here. Policy S9, meanwhile, sets out the Spatial Strategy. This has also been assessed separately (see **Appendix D**) 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
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-/?	+/-/?	-/?	+/-/?	+	++	0	0	+/-/?	<p><b><u>Likely Significant Effects</u></b></p> <p>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 the Green Wedge 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.</p> <p>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.</p> <p>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, <u>but it should be noted that contributions towards recreational disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy are required.</u></p> <p>Policies S14 and S15 have been assessed as having a neutral effect on this objective.</p>



SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<p>Overall, the policies in this section are considered to have mixed positive and negative effects on this objective.</p> <p><b><u>Mitigation</u></b></p> <p>None identified.</p> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified (except those identified above).</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	++	++	0	+	+	0	0	0	++/-/?	<p><b><u>Likely Significant Effects</u></b></p> <p>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 <del>21,893</del> <u>21,843</u> dwellings), equating to an average annual rate of <u>approximately</u> 805 net new homes per-year.</p> <p>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.</p> <p>Policies S10, S13, S14 and S15 have been assessed as having a neutral effect on this objective.</p> <p>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.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++ /?	++	++	++	++	0	++	0	++/-	<p><b>Likely Significant Effects</b></p> <p>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-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.</p> <p>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.</p> <p>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. <u>The policy includes the requirement for a retail/viability impact assessment on proposals of greater than 500sqm in edge and out-of-centre locations which should better inform the likely effects on existing provision.</u> This policy has therefore also been assessed as having a significant positive effect on this objective.</p> <p>Policies S10 and S15 have been assessed as having a neutral effect on this objective.</p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<p>Overall, the policies in this section are considered to have <del>an overall mixed</del> significant positive and <del>minor negative</del> effect on this objective., <del>although some uncertainty remains.</del></p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified (except those identified above).</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	+/-	++/-	++	++	++	+	++	0	++/-	<p><b><u>Likely Significant Effects</u></b></p> <p>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. <u>The policy also includes the requirement for a retail/viability impact assessment on proposals of greater than 500sqm in edge and out-of-centre locations which should better inform the likely effects on existing provision.</u> Both policies are expected to promote sustainable living and urban 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.</p> <p>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.</p> <p>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</p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<p>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.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.	+/- /?	++ /-	+	++ /-	++	+	+	0	++/-	<p><b><u>Likely Significant Effects</u></b></p> <p>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 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.</p> <p>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.</p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<p>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.</p> <p>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 <del>Green Corridors</del> and Green Wedge will also provide opportunities for outdoor recreation, thereby supporting healthy and active lifestyles <u>and the promotion of quality of life enhancement more generally.</u></p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>6. Transport:</b> To reduce the need to travel, promote more sustainable	+/- /?	++ /-	++ /-	++	++	+	++	0	++/-	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
modes of transport and align investment in infrastructure with growth.										<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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. <u>The promotion of investment in the Green Infrastructure network should encourage by sustainable travel modes using the current and planned network of off-road routes.</u> This has been assessed as having a positive effect on this objective.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p><b><u>Mitigation</u></b></p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.	+/- -	+/- -	+/- -	+/- -	0	++	+	0	+/-	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Policies S12 and S15 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed positive and significant negative effect on this objective.</p> <p><b>Mitigation</b></p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>8. Water:</b> To conserve and enhance water quality and resources.	-	+/-	-	++	++	+	0	0	++/-	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>Economic growth will increase pressure on water resources. Therefore, Policy S10 has been assessed as having a negative effect on this objective.</p> <p>Policy S14 and S15 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p>



SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	-/?	+/-	+/?	++	++	+	0	0	++/-	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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 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.</p> <p>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.</p> <p>Policies S14 and S15 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive and minor negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified (except those noted above).</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>10. Air:</b> To improve air quality.	+/- /?	+/-	+/-	++	+	+/?	+/-	0	+/-	<p><b>Likely Significant Effects</b></p> <p>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 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.</p> <p>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 the Green Wedge and Green Corridors which could provide air quality benefits (as 'green lungs') and encourage the use of more sustainable modes of travel as part of the Green Infrastructure network. 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.</p> <p>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</p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<p>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.</p> <p>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.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive and negative effects on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.	+/-/?	+	+/-	++	+	+	+	0	+/-	<p><b><u>Likely Significant Effects</u></b></p> <p>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</p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<p>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.</p> <p>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, <u>whilst encouraging travel by cycle and foot</u>. 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.</p> <p>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.</p> <p>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.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive and negative effects on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<ul style="list-style-type: none"> <li>The extent to which trends in car use, for example, can be stemmed and substituted with more sustainable modes of transport is uncertain.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	-	-	±	0	0	0	0	+/- -	<p><b>Likely Significant Effects</b></p> <p>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. <u>The requirement for the provision of community waste/recycling facility should help promote recycling.</u></p> <p>Policies S12 - S15 have been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this chapter are therefore considered to have a <u>mixed minor positive and minor</u> negative effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage,	+/- /?	+/- /?	+/- /?	++	0	+	0	0	+/- /?	<p><b>Likely Significant Effects</b></p> <p>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.</p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
character and setting.										<p>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 <u>requires that the infrastructure necessary to support new development seeks to preserve or enhance the historic environment and mitigate adverse effects on nearby heritage assets and their settings. This has been assessed as having a significant positive effect on this objective.</u></p> <p>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, <u>particularly where these are associated with the Green Wedge.</u> Overall, this policy is considered to have a positive effect on this objective.</p> <p>Policies S12 and S14 and S15 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive and negative effects on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified (except those identified above).</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>14. Landscape and Townscape:</b> To conserve and enhance landscape	+/- /?	+/-	+/- /?	+/-	0	++	+	0	+/-/?	<p><b>Likely Significant Effects</b></p> <p>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.</p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
character and townscapes.										<p>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.</p> <p>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.</p> <p>Policy S13 supports the protection of the countryside including through Green Belt, <u>and</u> Green Wedge <u>and</u> Green Corridor designations. This will help to maintain and potentially enhance landscape <u>and</u> townscape character and in consequence the policy has been assessed as having a significant positive effect on this objective.</p> <p>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.</p> <p>Policies S12 and S15 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have positive and negative effects on this objective, although some uncertainty remains.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>• None identified (except those identified above).</li> </ul> <p><b><u>Assumptions</u></b></p>

SA Objective	S8	S9	S10	S11	S12	S13	S14	S15	Cumulative Effect	Commentary
										<ul style="list-style-type: none"><li>None identified.</li></ul>



## Protecting and Securing Important Assets: Protecting the Countryside

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	+/?	+/?	+/?	+/?	+/?	+/?	+/?	++/?	<p><b><u>Likely Significant Effects</u></b></p> <p>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 and 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 the Green Wedge 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.</p> <p>Policies CO2 to CO8 will together help to avoid inappropriate development in the Green Belt, Green Wedge, 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.</p> <p>Overall, the policies in this section have been assessed as having a significant positive but uncertain effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified (beyond that referred to above).</li> </ul>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<b><u>Assumptions</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-/?	+	+	+	+	+	0	+	+/-?	<b><u>Likely Significant Effects</u></b> <p>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 Wedge, 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.</p> <p>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.</p> <p>Policy CO7 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed-minor positive and negative effect on this objective.</p> <b><u>Mitigation</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b><u>Uncertainties</u></b> <ul style="list-style-type: none"> <li>None identified (except those identified above).</li> </ul>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<b><u>Assumptions</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	<del>+</del> <del>?</del>	+	+	+	+	0	0	+	<del>+</del> <del>?</del>	<b><u>Likely Significant Effects</u></b> <p>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.</p> <p>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 Wedge, 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.</p> <p>Policies CO6 and CO7 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on achievement of this objective.</p> <b><u>Mitigation</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b><u>Uncertainties</u></b> <ul style="list-style-type: none"> <li>None identified (except those identified above).</li> </ul> <b><u>Assumptions</u></b>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	+	+	+	+	+	+	0	+	+	<p><b><u>Likely Significant Effects</u></b></p> <p>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 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.</p> <p>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 Wedge, 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.</p> <p>Policy CO7 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a positive effect on achieving this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	+	+	+	+	0	0	0	0	+	<p><b>Likely Significant Effects</b></p> <p>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 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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	+	+	0	0	0	0	+	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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 improved transport infrastructure in the wider Chelmsford City Area. The policies are therefore assessed as having minor positive effects on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>The policies in this section have been assessed as having a minor positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<b>Assumptions</b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.	++	+/-/?	+/-/?	+/-/?	-/?	+/-/?	-/?	0	+/-/?	<b>Likely Significant Effects</b> <p>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.</p> <p>Part C of Policies CO2, CO3, CO4 would support the redevelopment of previously developed land in the Green Belt, Green Wedge 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.</p> <p>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.</p> <p>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 on this objective, although this is uncertain and will be dependent on the exact scale and location of new development.</p> <p>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.</p> <p>Cumulatively, the policies in this section are considered to have a positive and negative effect on this objective.</p>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified (beyond those above).</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>8. Water:</b> To conserve and enhance water quality and resources.	+	0	0	0	0	0	0	0	+0	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>Policies CO2 to CO4 allow the development of essential infrastructure in the Green Belt, Green Wedge, 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.</p> <p>The remaining policies in the section are considered to have a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a <u>neutral</u> minor positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>



SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<b><u>Assumptions</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>9. Flood Risk and Coastal Erosion:</b> 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	+0	<b><u>Likely Significant Effects</u></b> <p>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.</p> <p>Policies CO2 to CO4 allow the development of essential infrastructure in the Green Belt, Green Wedge, Green Corridors and Rural Areas, which could include flood defences. However, this is uncertain and therefore a neutral effect has been identified.</p> <p>The remaining policies in the section are considered to have a neutral effect on the objective.</p> <p>Overall, the policies in this section will make a positive contribution to achievement of this objective.</p> <b><u>Mitigation</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b><u>Uncertainties</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b><u>Assumptions</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>10. Air:</b> To improve air quality.	+/?	0	0	0	0	0	0	0	+/?0	<b><u>Likely Significant Effects</u></b> <p>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</p>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<p>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 CO1 has been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>The remaining policies in this section have been assessed as having <u>an overall</u> neutral effect on this objective..</p> <p>The policies in this section have been assessed as having a minor positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified (except those above).</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	0	0	0	0	0	0	0	+0	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p>

SA Objective	C01	C02	C03	C04	C05	C06	C07	C08	Cumulative Effect	Commentary
										<p>The remaining policies in this section have been assessed as having <u>an overall</u> neutral effect on this objective.</p> <p>The policies in this section have been assessed as having a minor positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>12. Waste and Natural Resources:</b> 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	<p><b><u>Likely Significant Effects</u></b></p> <p>It is not considered that the policies in this chapter will have a significant effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	+	?	?	+	?	?	0	?	+/?	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>Policy CO5 would allow infilling within the villages in the Green Belt, Green Wedge, Green Corridors and Rural Areas. The policy requires that development does not 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 CO6 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 CO2, CO3 and CO8 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.</p> <p>Policy CO7 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.</p> <p>Overall, the policies are considered to have a minor positive effect on achieving this objective, although some uncertainty remains.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<ul style="list-style-type: none"> <li>None identified (except those identified above).</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.	++	++	++	++	++	++	++	?	++	<p><b>Likely Significant Effects</b></p> <p>The landscape character of the Chelmsford City Area is divided into two National Landscape Character Areas (NCAs): South Suffolk and North Essex Claydon 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.</p> <p>The implementation of Policy CO1 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.</p> <p>Other The 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 Wedge 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.</p> <p>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.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on achieving this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	Cumulative Effect	Commentary
										<p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"><li>• None identified (except those identified above).</li></ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"><li>• None identified.</li></ul>

## Protecting and Securing Important Assets: Protecting the Natural Environment

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	++	0	+	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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. <u>Policy NE1 requires that "Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive."</u></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Policy NE3 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section will have a significant positive effect on achieving this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p>

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						<ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-/?	-/?	0	0	-/?	<p><b>Likely Significant Effects</b></p> <p>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 effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>The effect of Policies NE3 and NE4 on achievement of the objective is considered to be neutral.</p> <p>Overall, these policies are considered to have a minor negative effect on this objective, although some uncertainty remains.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified (except those identified above).</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment	-/?	-/?	0	+	+/-/?	<p><b>Likely Significant Effects</b></p> <p>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,</p>



SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
opportunities to everyone.						<p>negative effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>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.</p> <p>The effect of Policy NE3 on achievement of the objective is considered to be neutral.</p> <p>Overall, these policies are considered to have a minor positive and negative effect on this objective, although some uncertainty remains.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	0	0	0	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
<b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.	+	+	+	+	+	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Overall, the policies in this section are considered to have a positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	0	0	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						<p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.</p>	0	0	0	0	0	<p><b><u>Likely Significant Effects</u></b></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>8. Water:</b> To conserve and enhance water quality and resources.</p>	+	+	++	0	+	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>Policy NE4 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies are considered to have a minor positive effect on achievement of this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						<p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	+	++	0	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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.</p> <p>Policies NE1 and NE4 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section will have a significant positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
<b>10. Air:</b> To improve air quality.	+	+	0	+	+	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>Policy NE3 has been assessed as having a neutral effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	+	++	++	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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).</p> <p>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.</p> <p>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.</p> <p>Policy NE1 has been assessed as having a neutral effect on this objective.</p>

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						<p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	+	+	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>Other policies in this section are considered to have a minor positive effect on this objective.</p> <p>The policies in this section are considered to have a minor positive effect on achieving this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	0	++	0	+/?	++/?	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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.</p> <p>Policies NE1 and NE3 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section have been assessed as having a significant positive effect on this objective, although some uncertainty remains.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified (beyond those noted above).</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.	+	++	0	+	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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.</p>

SA Objective	NE1	NE2	NE3	NE4	Cumulative Effect	Commentary
						<p>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.</p> <p>Policy NE3 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>



## Making High Quality Places: Making Places

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
<b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	+	0	0	0	0	0	+	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.	++	++	+	++	0	0	0	++	<p><b>Likely Significant Effects</b></p> <p>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</p>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<p>includes suitable privacy and living environments, including provision of amenity space and open space whilst ensuring HMO development is of a good quality.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	++	++	+2	0	0	0	++	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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. <u>There is a degree of uncertainty associated with the implementation of the policy because of the absence of a requirement to provide broadband infrastructure which is a key requirement for business development.</u> Policy MP7, meanwhile, will ensure that provision is included in new developments for broadband infrastructure, a key requirement for business development/supporting home working.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<p>Cumulatively, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified <u>(other than those identified above)</u>.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	0	++	0	0	0	+	+	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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 <u>significant</u> positive effect on this objective.</p> <p><del>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.</del></p> <p>The remaining policies in this section have been assessed as having a neutral <u>or positive</u> effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.	++	++	+	+	0	0	0	++	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	0	++	0	0	+/?	0	0	+/?	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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 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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive effect on achievement of this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified (beyond those noted above).</li> </ul>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<b><u>Assumptions</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.	0	0	0	0	0	++	0	+	<b><u>Likely Significant Effects</u></b> <p>The majority of policies in this section are considered to have a neutral effect on achieving this objective.</p> <p>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.</p> <p>Cumulatively the policies in this section are considered to have a minor positive effect on this objective.</p> <b><u>Mitigation</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b><u>Uncertainties</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b><u>Assumptions</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>8. Water:</b> To conserve and enhance water quality and resources.	0	+	++	0	0	0	0	+	<b><u>Likely Significant Effects</u></b> <p>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.</p>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<p>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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a positive effect on achieving this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	+	0	0	0	0	0	+	<p><b><u>Likely Significant Effects</u></b></p> <p>The majority of policies in this section are expected to have a neutral effect on this objective.</p> <p>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 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.</p> <p>Overall, there is considered to be a minor positive effect on this objective from implementation of these policies.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>10. Air:</b> To improve air quality.	0	+	+	0	+/?	0	0	+/?	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p>



SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> <li>None identified (beyond those noted above).</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	++	++	0	+/?	0	0	++/?	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified (other than that noted above).</li> </ul>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<b><u>Assumptions</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	+	++	+/?	0	0	0	+/?	<b><u>Likely Significant Effects</u></b>  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.  <b><u>Mitigation</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b><u>Uncertainties</u></b> <ul style="list-style-type: none"> <li>None identified (except that identified above).</li> </ul> <b><u>Assumptions</u></b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	+	+	0	0	0	+	0	+	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p> <p>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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, it is considered that the policies in this section will have a positive effect on the achievement of this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.	++	++	0	0	0	+	0	++	<p><b><u>Likely Significant Effects</u></b></p> <p>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.</p>

SA Objective	MP1	MP2	MP3	MP4	MP5	MP6	MP7	Cumulative Effect	Commentary
									<p>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.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, it is considered that the policies in this section will have a significant positive effect on the achievement of this objective.</p> <p><b><u>Mitigation</u></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b><u>Uncertainties</u></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b><u>Assumptions</u></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>

## Appendix G

### Revised Appraisal of Growth Site Policies

This appendix presents the revised appraisal of the growth site policies. The appraisal scores shown within the appraisal matrices are the residual scores taking into account other policies within the draft Local Plan (including proposed modifications). 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.

Where there is reference to Appendix G in the matrices, this refers to the site appraisal contained in the 2018 SA Report.

#### 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

Please note that whilst potentially significant effects were noted for Strategic Growth Sites 3A, 3C and 3D, these sites already had a negligible score for biodiversity (SA Objective 1) and the potential additional Recreational disturbance Avoidance and Mitigation Strategy (RAMS) mitigation would not have affected the score. As such, the score and supporting commentary remain the same but are provided here for clarity.

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	<p><b>Likely Significant Effects</b></p> <p>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).</p> <p>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).</p> <p>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.</p> <p>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.</p>

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
															<p>A minor positive effect is anticipated in relation to SA Objective 6 (Transport) as the policy encourages access to public transport.</p> <p>A neutral effect is identified in relation to SA Objectives 7, 8, 9 12 and 14) as the policy does not discuss these issues.</p> <p>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.</p> <p>Significant positive has been identified for SA Objective 13 due to the policy's emphasis on the need to protect both designated and non-designated heritage assets and preserve or enhance Conservation Areas.</p> <p><b>Additional mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
STRATEGIC GROWTH SITE 1a – CHELMER WATERSIDE	-/?	++	+/?	++	+	++	++	0	-	-	~	0	+/-/?	+	<p><b>Likely Significant Effects</b></p> <p>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.</p>

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
															<p>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).</p> <p>The policy encourages and facilitates <u>specific</u> 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).</p> <p>A significant positive effect is anticipated in relation to Objective 4 'Sustainable Living and Revitalisation' (as was the case at individual site level).</p> <p>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.</p> <p>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.</p> <p>A significant positive effect is anticipated in relation to SA Objective 7 (Land Use) given the use of previously developed land.</p>



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
															<p>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, <u>the policy includes a requirement for the provision of SUDS and flood risk management measures. In addition</u>, 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.</p> <p>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.</p> <p>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.</p> <p>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 to climate change adaptation and mitigation and is assessed on the same basis.</p>

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
															<p>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.</p> <p>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).</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
STRATEGIC GROWTH SITE	0/?	++	++	++	++	++	++/-	0	0	0	±	0	0	+/-	<b>Likely Significant Effects</b>

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
1b— ESSEX POLICE HQ AND SPORTS GROUND, NEW COURT ROAD															<p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>). 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 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.</p> <p>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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
STRATEGIC GROWTH SITE 1c— NORTH OF	0/?	++	+/-	++	-	++/-	-/0	0	0	0	~	0	0	0	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>) as the policy does not</p>

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
GLOUCESTER AVENUE (JOHN SHENNAN)															<p>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).</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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 when the site associated with this policy comes forward for development.</li> </ul>
STRATEGIC GROWTH SITE 1d – FORMER ST PETER'S COLLEGE, FOX CRESCENT	-/?	++	++	++	++	++/-	++/-	0	0	0	~	0	0	0	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>). 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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>

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 1e – FORMER ROYAL MAIL PREMISES, VICTORIA ROAD	0/?	?	+	++	-	++/?	++	0	-	0	~	0	0	+	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is unchanged from the scoring for the associated site (see <b>Appendix G</b>). 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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
STRATEGIC GROWTH SITE 1f – RIVERSIDE ICE AND LEISURE LAND, VICTORIA ROAD	-/?	++	+/-/?	++	-	++/-	++	-	-	0	~	0	-	+	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>). 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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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</li> </ul>

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 1g – CIVIC CENTRE LAND, FAIRFIELD ROAD	0/?	++	+/-	++	-	++/-	++	0	0	0	~	0	+	+	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is unchanged from the scoring for the associated site (see <b>Appendix G</b>) 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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
GROWTH SITE 1h – EASTWOOD HOUSE CAR PARK, GLEBE ROAD	0/?	++	+/-	++	+	++	++	0	0	0	~	0	+	+	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is unchanged from the scoring for the associated site (see <b>Appendix G</b>) objective 13 (Cultural Heritage) as the policy identifies the need to protect and enhance the West End Conservation Area.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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</li> </ul>

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
															'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	+	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is unchanged from the scoring for the associated site (see <b>Appendix G</b>) as the policy does not introduce any significant factors. <u>Specific reference to the preservation of the setting of the nearby grade II listed barn will encourage development which is sensitive to this cultural heritage asset.</u></p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
OPPORTUNITY SITE OS1a – RIVERMEAD, BISHOP HALL LANE	-/?	+	+	++	+	++	++	0	0	0	~	0	0	+	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>). 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</p>

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
															<p>policy also identifies the need to respect the character of the adjacent listed Mill House.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
OPPORTUNITY SITE OS1b – RAILWAY SIDINGS, BROOK STREET	-/?	0	++	++	+/-	++/?	++	-	-	0	~	0	0	+	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>). 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.</p> <p>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).</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>



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 2 – WEST CHELMSFORD	0/?	++	++	++	++	++	--	-	-	0	~	--	0/?	--	<p><b>Likely Significant Effects</b></p> <p>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 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 <b>Appendix G Appendix E</b>) 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).</p> <p>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.</p> <p>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 <b>Appendix G Appendix E</b>). However, plan policies require the use of flood mitigation measures and SUDS which should help maintain water</p>

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
															<p>quality and minimise flood risk. No significant effects are therefore anticipated.</p> <p>The site may contain archaeological deposits and as such the policy requires an archaeological evaluation.</p> <p>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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
STRATEGIC GROWTH SITE 3A – EAST CHELMSFORD – MANOR FARM	0/?	++	+/-	+	++	++	--	-	-	0	~	--/?	-/?	-	<p><b>Likely Significant Effects</b></p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). There remains the potential for an adverse effect of local wildlife sites affected by development of the site.</u></p> <p>This policy requires a new Country Park and in consequence, the appraisal of the associated site against SA Objective 5 (Health and Wellbeing) (see <b>Appendix G Appendix E</b>) has moved from a minor negative effect to a significant positive effect.</p> <p>The potential for a significant negative effect in relation to water (SA Objective 8) has been identified for this site because of its</p>

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
															<p>proximity to a water course (see <b>Appendix G Appendix E</b>). However, the policy requires the use of flood mitigation measures and SUDS which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>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.</p> <p>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 archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>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</p>

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
															<p>(Transport) (although the scores awarded in <b>Appendix G</b> <b>Appendix E</b> remain unchanged).</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
STRATEGIC GROWTH SITE 3C – EAST CHELMSFORD – LAND SOUTH OF MALDON ROAD	0/?	++	+/-	+	++	++	--	0	0	0	~	--/?	-/?	-	<p><b>Likely Significant Effects</b></p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). There remains the potential for an adverse effect of local wildlife sites affected by development of the site.</u></p> <p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>). 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.</p> <p>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.</p>

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
															<p>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.</p> <p>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.</p> <p>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.</p> <p>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 <b>Appendix G</b> remain unchanged).</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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</li> </ul>

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/?	-	<p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). There remains the potential for an adverse effect of local wildlife sites affected by development of the site.</u></p> <p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>). 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.</p> <p>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.</p> <p>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.</p> <p>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</p>

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
															<p>Area and retain the WWII pillbox in the northern part of the site and provide interpretation boards.</p> <p>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 <b>Appendix G</b> remain unchanged).</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
EXISTING COMMITMENT EC1 – LAND NORTH OF GALLEYWOOD RESERVOIR	-	+	+/-	+	+	++	++/-	-	0	0	~	0	0	0	<p><b>Likely Significant Effects</b></p> <p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>). 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.</p> <p>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 <b>Appendix G</b>). 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.</p>

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
															<b>Mitigation</b> <ul style="list-style-type: none"> <li>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.</li> </ul>
EXISTING COMMITMENT EC2 - LAND SURROUNDING TELEPHONE EXCHANGE, ONGAR ROAD, WRITTLE	0/?	+	+/-	++	+	++	++/-	0	0	0	~	0	-	+/0	<b>Likely Significant Effects</b> <p>The scoring for this policy is unchanged from the scoring for the associated site (see <b>Appendix G</b>) as the policy does not introduce any significant factors.</p> <p>It is noted that the policy requires that proposals respect surrounding listed buildings and Conservation Area, although until further details are known, negative effect in respect of SA Objective 13 (Cultural Heritage) remain.</p> <b>Mitigation</b> <ul style="list-style-type: none"> <li>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.</li> </ul>



## 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	+	--/?	--/?	--	<p><b>Likely Significant Effects</b></p> <p>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 <b>Appendix G Appendix E</b>) 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).</p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). There remains the potential for an adverse effect of local wildlife sites affected by development of the site.</u></p> <p>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</p>

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
															<p>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.</p> <p>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.</p> <p>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 <b>Appendix G Appendix E</b>). However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>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.</p> <p>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.</p> <p><u>The policy requires provision of a generous landscape buffer to preserve the setting of nearby heritage assets.</u> In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are</p>

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
															<p>uncertain pending the results of the assessment. <u>Overall, a minor adverse effect is anticipated.</u></p> <p>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, <u>nonetheless</u> it is considered that the potential for significant negative effects on SA Objective 13 (Cultural Heritage) and SA Objective 14 (Landscape and Townscape) remain.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>
STRATEGIC GROWTH SITE 5a – GREAT LEIGHS – LAND AT MOUSLSHAM HALL	-0/?	++	++	++	++	++	++/-	-0	0	0	~	--/?	--/?	--	<p><b>Likely Significant Effects</b></p> <p>The policy includes requirements for the provision of a neighbourhood centre, a new primary school and employment space on site.</p> <p>This site has been assessed as having a <u>significant negative negligible</u> effect on biodiversity (SA Objective 1), <u>due to the presence of nature conservation sites within/in close proximity to the site boundary including The River Ter SSSI is in close</u></p>

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
															<p><u>proximity to the site boundary, however the policy requires any new development to protect and enhance this feature. Mitigation measures are also required to minimise effects on the Local Wildlife site Phyllis Currie/Dumney Lane Woods.</u> (see <b>Appendix G Appendix E</b>). 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.</p> <p>In light of the supporting development on site which includes employment space, the score for this site against SA Objective 3 (Economy) (see <b>Appendix G</b>) 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 <b>Appendix G Appendix E</b>).</p> <p>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 <b>Appendix G Appendix E</b>) have moved to a significant positive effect.</p> <p>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.</p> <p>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 <b>Appendix G Appendix E</b>). However, the policy requires the use of flood mitigation</p>

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
															<p>measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>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.</p> <p>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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li><del>Consideration should be given to the inclusion of specific requirements relating to the avoidance of adverse impacts on the River Ter SSSI.</del></li> </ul>
STRATEGIC GROWTH SITE 5b – GREAT	-0/?	++	+	++	++	++	--	0	0	0	~	--/?	--/?	--	<p><b>Likely Significant Effects</b></p> <p>The anticipated effect on objective 1 (biodiversity) has been moved from a significant negative to a <del>minor negative</del> <u>negligible</u></p>

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
LEIGHS – LAND EAST OF LONDON ROAD															<p>in light of the policies requirements to create a network of green infrastructure, and ensure appropriate habitat mitigation and creation is provided <u>and protect and enhance the River Ter SSSI. Mitigation measures are also required to minimise effects on local Wildlife Site, Bushy Wood.</u></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 <b>Appendix G</b>). However, the policy requires the use of flood mitigation measures which</p>

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
															<p>should help maintain water quality. No significant effects are therefore anticipated.</p> <p>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.</p> <p>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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Consideration should be given to the inclusion of specific requirements relating to the avoidance of adverse impacts on the River Ter SSSI.</li> </ul>
STRATEGIC GROWTH SITE 5c – GREAT	-0/?	++	+/-	++	++	++	++/-	0	0	0	~	--/?	--/?	--	<p><b>Likely Significant Effects</b></p> <p>The anticipated effect on objective 1 (biodiversity) has been moved from a significant negative to a minor negative negligible</p>

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
LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE															<p>in light of the policies requirements to create a network of green infrastructure, and ensure appropriate habitat mitigation and creation is provided and protect and enhance the River Ter SSSI. <u>Mitigation measures are also required to minimise effects on Sandylay/Moat Woods Nature Reserve.</u></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 <b>Appendix G</b>). However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>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</p>



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
															<p>moved from significant negative to significant/uncertain, pending the results of this Assessment.</p> <p>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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Consideration should be given to the inclusion of specific requirements relating to the avoidance of adverse impacts on the River Ter SSSI.</li> </ul>
STRATEGIC GROWTH SITE 6 – NORTH OF BROOMFIELD	-/?	++	++	++	++	++	++/-	-	0	0	~	--/?	-/?	-	<p><b>Likely Significant Effects</b></p> <p><u>The policy requires a new vehicular access road into Broomfield Hospital Campus which would pass through the Puddings Wood Local Wildlife Site. Ecological surveys including arboricultural surveys and a Phase 1 Habitats Assessment have identified no sensitive receptors that would be adversely affected and the policy requires that compensatory habitat be created. As such, the minor negative score remains.</u></p>

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
															<p>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 <b>Appendix G</b>) 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.</p> <p>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.</p> <p>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.</p> <p><del>Whilst the</del> 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, as well as <u>specific consideration of the protection and enhancement of nearby cultural heritage assets</u>. Nevertheless, it is considered that the potential for <u>uncertain</u> negative effects on SA Objective 13</p>

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
															<p>(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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>The policy could include protection for LoWSs in close proximity to the site.</li> <li>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.</li> </ul>
EXISTING COMMITMENT EC3 - GREAT LEIGHS - LAND EAST OF MAIN ROAD	-/?	++	+/-	++/-	+	++	--	-	0	0	~	--	-	-	<p>The scoring for this policy is largely unchanged from the scoring for the associated site (see <b>Appendix G</b>).</p> <p>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 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.</p> <p>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.</p>

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
															<p>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.</p> <p>The policy requires protection for the listed buildings along <u>Main Road and in relation to Gubbions Hall in particular</u>, 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)</p> <p><b>Mitigation</b></p> <p>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</p>

## 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	--/?	--	<p><b>Likely Significant Effects</b></p> <p><u>The significant negative identified for biodiversity (SA Objective 1) has been moved to a minor as the policy requires that where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The remains the potential for an adverse effect of local wildlife sites affected by development of the site.</u></p> <p>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.</p> <p>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.</p> <p>Due to the development required on site, the appraisal of the associated site against SA Objective 3 (Economy) (see <b>Appendix G</b>) 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</p>

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
															<p>site identified against SA Objective 5 (Health and Wellbeing) has moved to a significant positive effect.</p> <p>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.</p> <p>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 <b>Appendix G</b>). 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.</p> <p><u>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. The policy requires development to conserve and enhance nearby listed buildings and their settings, mitigating the potentially significant adverse effect on cultural heritage (SA Objective 13) to a minor effect, noting that, 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.</u></p>

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
															<b>Mitigation</b> <ul style="list-style-type: none"> <li>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.</li> </ul>
GROWTH SITE 8 – SOUTH OF BICKNACRE	-0/?	+	+/-	+	+/-	++	--	0	0	0	~	0	-	-	<b>Likely Significant Effects</b> <p>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.</p> <p>The policy requires that the Thrift Wood Site of Special Scientific Interest (SSSI) to the southeast of the site be <u>respected protected and enhanced</u> and that any new development provides any required mitigation measures. <del>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). Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS).</del> Therefore the anticipated effect on SA objective 1 (biodiversity) has been moved from significant negative to <del>minor negative</del> negligible.</p> <p>The policy includes requirements relating to transport, landscape and heritage, however these have not changed the scores for the site.</p> <b>Mitigation</b>

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
															<ul style="list-style-type: none"> <li>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.</li> </ul>
GROWTH SITE 9 - DANBURY	?	++	?	?	?	?	?	?	?	?	?	?	?	?	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). There remains the potential for an adverse effect of local wildlife sites affected by development of the site.</u></p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>



## 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 SPA3 – HANNINGFIELD RESERVOIR SPECIAL POLICY AREA	++/-	0	0	0	+	+/?	0/?	++/-/?	-	0/?	~	0/?	0/?	0	<p><b>Likely Significant Effects</b></p> <p>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.</p> <p>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).</p> <p>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).</p> <p>The policy specifically supports proposals for sustainable transport which has been assessed as having a positive effect on SA Objective 6 (Transport).</p> <p>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</p>

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
															<p>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.</p> <p>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 and the policy requires proposals to avoid adverse impacts on the landscape. Therefore, a negligible effect has been identified.</p> <p>Effects on the remaining SA objectives are considered to be neutral at this stage, although some uncertainty remains.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
STRATEGIC POLICY SPA6 – WRITTLE UNIVERSITY COLLEGE SPECIAL POLICY AREA	0/?	0	++	++	0	+	0	-	-	0	~	0/?	0/?	0/?	<p><b>Likely Significant Effects</b></p> <p>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).</p> <p>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</p>

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
															<p>been assessed as having a positive effect on transport (SA Objective 6).</p> <p>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).</p> <p>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 assessed as having a neutral effect on the remaining SA objectives, although some uncertainty remains.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

## Appendix H

### Revised Monitoring Framework

SA Objective	Possible Indicator(s)	Sources(s)
<b>1. Biodiversity and Geodiversity:</b> 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
<b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Number of net new dwellings completed including 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 and completed.	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 on developments of 10 or more not achieving M4(2) of the Building Regulations 2015.	AMR
	Number of new affordable dwellings on developments of 30 or more dwellings achieving M4(3) of the Building Regulations 2015	AMR
	Number of dwellings achieving the Nationally Described Space Standards.	AMR
	Number of self-build homes achieved on developments of more than 100 dwellings.	AMR
	Number and type of Specialist Residential Accommodation achieved on developments of more than 100 dwellings.	AMR
<b>3. Economy, Skills and Employment:</b> 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
	Loss of allocated employment areas for non-employment uses	AMR

SA Objective	Possible Indicator(s)	Sources(s)
	Employment land availability 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
	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.
<b>4. Sustainable Living and Revitalisation:</b> 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
<b>5. Health and Wellbeing:</b> 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

SA Objective	Possible Indicator(s)	Sources(s)
	Level of open space and sports facility provision.	AMR
<b>6. Transport:</b> 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
	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
	Amount of development complying with the most up-to-date adopted car-parking standards	Chelmsford City Council
<b>7. Land Use and Soils:</b> 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
	Number of planning approvals leading to loss of 'best and most versatile' (BMV) agricultural land (i.e. that classified as Grades 1, 2 and 3a land within the Agricultural Land Classification (ALC) system).	AMR
	Area of Grade 3a or above lost to agricultural use as a result of all development.	AMR
<b>8. Water:</b> 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
	Number of dwellings not achieving Building Regulations optional requirement for water efficiency of 110 litres/person/day.	AMR
<b>9. Flood Risk and Coastal Erosion:</b> 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
<b>10. Air:</b> To improve air quality.	Air Quality Management Areas declared as a consequence of development.	Chelmsford City Council

SA Objective	Possible Indicator(s)	Sources(s)
<b>11. Climate Change:</b> 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 energy development by type.	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 with a floor area in excess of 500sqm achieving a minimum BREEAM rating (or its successor) of 'Very Good'.	AMR
	CO2 emissions per capita.	Department for Business, Energy and Industry Strategy (BEIS)
	Energy consumption.	BEIS
	Number of EV charging points for new residential dwellings and the percentage of EV charging points for non-residential buildings.	AMR
<b>12. Waste and Natural Resources:</b> 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
<b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.	Number of listed buildings demolished.	Chelmsford City Council
	Number of developments permitted leading to substantial harm or loss of significance of designated heritage assets.	Chelmsford City Council
	Number of sites and buildings added to National Heritage at Risk Register	Historic England
	Number of sites and buildings removed from the National Heritage at Risk Register	Historic England
	Number of sites and buildings added to the local Buildings at Risk Register	AMR
	Number of sites and buildings removed from the local Buildings at Risk Register	AMR
	Number of developments permitted leading to substantial harm or loss of significance of non-designated heritage assets.	Chelmsford City Council
	Number of developments permitted that are extensively harmful to archaeological sites.	Essex County Council (and Chelmsford City Council)
	Completion of Conservation Area Appraisals and Management Plans	AMR
	Number of parishes assessed for the Register of Buildings of Local Value	AMR
<b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.	Harm to non-protected landscape features.	Chelmsford City Council





# Chelmsford Local Plan Habitats Regulations Assessment (HRA)

## Review of Pre-Submission Local Plan Modifications and HRA Conclusions

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### 1. Introduction

#### 1.1 Overview

Chelmsford City Council (the Council) is currently preparing a new Local Plan for its administrative area<sup>1</sup>. 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.

The Council published the Chelmsford Draft Local Plan: Pre-Submission Document<sup>2</sup> (hereafter referred to as the 'draft Local Plan') for public consultation between 31<sup>st</sup> January and 14<sup>th</sup> March 2018, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>3</sup>. Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler, now Wood) has been assisting the Council with its Habitats Regulations Assessment (HRA) of the new Local Plan and provided an HRA report<sup>4</sup> to support the consultation on the draft Local Plan.

Following consideration of the representations received to the consultation on the draft Local Plan alongside updates to evidence base, the Council identified a number of proposed 'Additional Changes' to the draft Local Plan<sup>5</sup>. These Additional Changes were reviewed in an addendum<sup>6</sup> to the 2018 HRA.

The draft Local Plan and proposed Additional Changes, together with the 2018 HRA and addendum, were submitted to the Secretary of State for Housing, Communities and Local Government on 29<sup>th</sup> June 2018 for independent examination (known as an Examination in Public or EiP) by a Planning Inspector. The EiP hearing sessions subsequently took place in November and December 2018. In light of the hearings, a number of modifications to the draft Local Plan have been proposed, comprising of 'Main Modifications', 'Additional Modifications' and 'Policies Map Changes'. These modifications take into account and supersede

<sup>1</sup> For brevity, the term 'the City Area' is used throughout this document to describe the Council's administrative area.

<sup>2</sup> Chelmsford City Council (2018) *Chelmsford Draft Local Plan (Regulation 19 - Publication Draft) January 2018 Pre-Submission Document*. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/> [Accessed May 2019].

<sup>3</sup> HM Government (2012) *The Town and Country Planning (Local Planning) (England) Regulations 2012*. Available from [http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi\\_20120767\\_en.pdf](http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf) [Accessed May 2019].

<sup>4</sup> Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Habitats Regulations Assessment: Information to support an assessment under Regulation 105 of the Conservation of Habitats and Species Regulations 2017*. Report for Chelmsford City Council, ref. S38170rr012i2. Amec Foster Wheeler, Shrewsbury.

<sup>5</sup> The Additional Changes schedules are available to view via <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

<sup>6</sup> Wood (2018) *Chelmsford Pre-Submission Local Plan: Additional Changes Sustainability Appraisal Report: Addendum*. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

the Additional Changes identified by the Council following consultation on the draft Local Plan in January 2018.

## 1.2 The Chelmsford Local Plan: Proposed Modifications

The Inspector's Post Hearing Advice<sup>7</sup> was published on 8<sup>th</sup> February 2019 stating that, at this stage, the Local Plan *"is a plan which could be found sound subject to main modifications"*. The Post Hearing Advice contained a number of actions for the Council in respect of the following elements of the draft Local Plan: Gypsy, Travellers and Travelling Showpeople sites; Green Belt; and Green Wedges, Green Corridors and Valued Landscapes. The Council issued its response<sup>8</sup> to the Inspector's Post Hearing Advice on 21<sup>st</sup> February 2019 which confirmed its intention to prepare, and consult on, modifications to the draft Local Plan in light of the previously identified Additional Changes, modifications considered during the hearing sessions and the Inspector's Post Hearing Advice.

Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011), modifications are either classified as "main" or "additional" modifications:

- "Main Modifications" are required to resolve issues in order to make the Local Plan sound or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the plan to be adopted. Main Modifications are therefore changes that have an impact on the implementation of a policy.
- "Additional Modifications" are of a more minor nature and do not materially affect the policies set out in the draft Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.

The Council has also identified a number of proposed changes to the Local Plan Policies Map. These changes are in response to, and ensure alignment with, the Main Modifications and Additional Modifications.

The proposed Main Modifications, Additional Modifications and Policies Map Changes are set out in **Appendices A, B and C** respectively of this document.

The Main Modifications proposed by the Council will be the subject of consultation from **1<sup>st</sup> August to 19<sup>th</sup> September 2019**. The Inspector will take into account the responses to the consultation before finally concluding whether or not a change along the lines of the Main Modifications is required to make the Local Plan sound. The Additional Modifications will not be considered by the Inspector as they do not relate to the soundness of the plan. Whilst the Additional Modifications are being published for information purposes, they do not form part of the Main Modifications consultation.

<sup>7</sup> Letter from Yvonne Wright, Planning Inspector dated 08.02.19. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

<sup>8</sup> Letter from David Green, Director of Sustainable Communities dated 21.02.19. Available from <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/> [Accessed May 2019].

## 1.3 Habitats Regulations Assessment

Regulation 105 of the *Conservation of Habitats and Species Regulations 2017* (the 'Habitats Regulations') states that if a land-use plan is "(a) is likely to have a significant effect on a European site<sup>9</sup> or a European offshore marine site<sup>10</sup> (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site" then the plan-making authority must "...make an appropriate assessment of the implications for the site in view of that site's conservation objectives" before the plan is given effect.

The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA)<sup>11</sup>. An HRA determines whether there will be any 'likely significant effects' (LSE) on any European site as a result of a plan's implementation (either on its own or 'in combination' with other plans or projects) and, if so, whether these effects will result in any adverse effects on the site's integrity. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.

Regulation 105 essentially provides a test that the final plan must pass; there is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, as with Sustainability Appraisal (SA), it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development, with the emerging policies or options reviewed during development to ensure that potentially significant effects on European sites can be identified at an early stage, so providing time for the effects (and any mitigation) to be appropriately assessed. This is undertaken in consultation with Natural England (NE) and other appropriate consultees.

In this context, Wood has been assisting the Council with its HRA of the new Local Plan, and has previously provided:

- an HRA report<sup>12</sup> to support the consultation on the Local Plan Preferred Options;
- an HRA report<sup>13</sup> to support the consultation on the draft Local Plan;
- an addendum document<sup>14</sup> assessing the 'Additional Changes' made prior to submission; and

<sup>9</sup> 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') apply; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Habitats Regulations are applied a matter of Government policy (NPPF para. 176) when considering development proposals that may affect them. "European site" is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites.

<sup>10</sup> 'European offshore marine sites' are defined by Regulation 15 of *The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007* (as amended); these regulations cover waters (and hence sites) over 12 nautical miles from the coast.

<sup>11</sup> The term 'Appropriate Assessment' has been historically used to describe the process of assessment; however, the process is now more accurately termed 'Habitats Regulations Assessment' (HRA), with the term 'Appropriate Assessment' limited to the specific stage within the process.

<sup>12</sup> Amec Foster Wheeler (2017) *Chelmsford Draft Local Plan Preferred Options Habitats Regulations Assessment*: Report for Chelmsford City Council, ref. S3170180rr008i1. Amec Foster Wheeler, Shrewsbury.

<sup>13</sup> Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Habitats Regulations Assessment: Information to support an assessment under Regulation 105 of the Conservation of Habitats and Species Regulations 2017*. Report for Chelmsford City Council, ref. S38170rr012i2. Amec Foster Wheeler, Shrewsbury.

<sup>14</sup> Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Additional Changes: Habitats Regulations (HRA) Addendum*. Report for Chelmsford City Council, ref. S38170rr018i4. Amec Foster Wheeler, Shrewsbury.

- an updated version of the HRA report<sup>15</sup> supporting the submission version of the plan, which accounted for the 'Additional Changes' noted above and changes in case-law relating to HRA.

## 1.4 Purpose of this Addendum

The proposed modifications have been reviewed to ensure that the HRA conclusions remain robust; this Technical Note summarises the review process and its findings, and sets out the proposed conclusions of the HRA process. It does not repeat the baseline or assessments set out in the main HRA report<sup>16</sup>, and should therefore be read in conjunction with this.

## 2. Approach

The review of the Council's proposed modifications follows the assessment approach outlined in Sections 2.3 and 4.2 of the main HRA document. In summary, the proposed modifications have been reviewed to determine whether they would:

- lead to any new effects on any European sites (alone or in combination) that have not been considered by the HRA to date; or
- alter the magnitude (etc.) of any effects previously considered through the HRA, such that the proposed conclusions of the HRA (see Section 9 of the main report) are no longer valid.

The review also considers any new evidence that has become available since the EiP hearings took place.

## 3. Summary of Assessment

### 3.1 Main Modifications

The review of the Main Modifications is set out in **Appendix A**. This identifies the proposed change, the reasons for this, and whether the change alters the conclusions of the HRA such that additional assessment is required.

There are 98 Main Modifications which relate to the following principal changes:

- Amendments to the suite of location-specific policies contained in Chapter 7 of the draft Local Plan including the application of the Essex 'Recreational disturbance Avoidance and Mitigation Strategy' (RAMS).
- The removal of 'Green Corridors' from the draft Local Plan;
- A minor decrease in the number of dwellings to be provided over the plan period;
- Amendments to draft Local Plan policies;

<sup>15</sup> Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Habitats Regulations Assessment (Update): Information to support an assessment under Regulation 105 of the Conservation of Habitats and Species Regulations 2017*. Report for Chelmsford City Council, ref. S38170rr012i3. Amec Foster Wheeler, Shrewsbury. Available from <https://www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=1399058> [Accessed May 2019]

<sup>16</sup> *Ibid.* Footnote 15.

- Amendments to proposed housing allocations and the deletion of two site allocations (SGS1b: Essex Police Headquarters and Sports Ground, New Court Road and SGS1c: North of Gloucester Avenue (John Shennan)).

The effects of these changes on the conclusions of the HRA are summarised in the following sections.

### **Application of the Essex 'Recreational disturbance Avoidance and Mitigation Strategy' (RAMS)**

NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and its previously proposed recreational 'Zones of Influence' (RZOI) around the coastal European sites (on which the HRA and Local Plan were based) have been increased. As a result, virtually all of the proposed allocations in the Council's area are within one or more of the revised RZOIs.

Several plan policies have therefore been amended to reflect this change, to ensure that all allocations within the RZOIs are specifically required by policy to contribute to the RAMS. In themselves, these policy amendments do not alter the conclusions of the HRA although the expanded RZOIs may create a perception that the scale of recreational pressure is understated in the HRA. This is not the case. In practice, the change in RZOIs does not alter the core elements of the appropriate assessments within the HRA: a 'significant effect' on some European sites as a result of 'in combination' recreational pressure has been recognised; and the appropriate mitigation for this effect has been identified and agreed with NE. NE's position is that the RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and that increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable). Increasing the area over which RAMS contributions are required will not alter the broader conclusions of the HRA in this respect (i.e. there will be a significant effect as a result of recreational pressure, but adverse effects will not occur due to the RAMS) and in reality, the increase in area is likely to increase the effectiveness of the RAMS as more contributions are received.

In summary, therefore, the identified amendments regarding RAMS contributions will be sufficient to ensure that the conclusions of the HRA (i.e. that the Local Plan will have no adverse effects, alone or in combination) remain valid for the adopted plan.

### **Green Corridors**

In her Advice Note, the Inspector has recommended changes to those policy aspects of the draft Local Plan relating to 'Green Corridors', particularly in terms of Strategic Policy S13 (The Role of the Countryside) and combine it with Policy CO1 (Green Belt, Green Wedges, Green Corridors and Rural Areas). This has resulted in the 'Green Corridors' designation being removed from these policies which arguably reduces the safeguards applied to these areas during planning determinations.

In HRA terms, whilst the specific inclusion of 'Green Corridors' in these policies may have had some incidental benefits for European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas located away from the coast), this effect was uncertain and is not relied on to mitigate any otherwise adverse effects associated with the draft Local Plan. Amending the policies in this regard will not, therefore, alter the likely scale of effects on European sites or the effectiveness of the principal mitigation (RAMS) within the plan. This policy change will not alter the conclusions of the HRA.

### **Decrease in Housing Provision**

The number of dwellings to be provided over the plan period has decreased by 50 homes (from 21,893 to 21,843 dwellings). From an HRA perspective, this change is minor and will not alter the conclusions regarding either (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (specifically the RAMS) for ensuring that adverse effects do not occur.

## Other Main Modifications

None of the other Main Modifications, including policy amendments and changes to the suite of proposed site allocations, have any potentially significant implications for the HRA of the Local Plan, and will not affect its conclusions.

## Summary

In summary, none of the proposed Main Modifications will lead to any new effects on any European sites (alone or in combination) that have not been previously considered by the HRA to date; nor do they alter the magnitude (etc.) of any effects previously considered through the HRA. The provisional conclusions of the HRA set out in Section 9 of the main HRA report therefore remain valid.

## 3.2 Additional Modifications

The review of the Additional Modifications is set out in **Appendix B**. This identifies the proposed change and whether the modification alters the conclusions of the HRA such that additional assessment is required.

A total of 68 Additional Modifications are proposed; most of these are minor typographical changes or small alterations and do not affect the soundness of the Local Plan. In summary, none of the proposed Additional Modifications will lead to any new effects on any European sites (alone or in combination) that have not been previously considered by the HRA to date; nor do they alter the magnitude (etc.) of any effects previously considered through the HRA. The provisional conclusions of the HRA set out in Section 9 of the main HRA report therefore remain valid.

## 3.3 Policies Map Modifications

The review of the Policies Map Modifications is set out in **Appendix C**. This identifies the proposed change and whether the change alters the conclusions of the HRA such that additional assessment is required.

A total of 56 Policies Map Modifications are proposed; most of these are minor typographical changes or small alterations related to the Main and Additional Modifications. In summary, none of these modifications will lead to any new effects on any European sites (alone or in combination) that have not been previously considered by the HRA to date; nor do they alter the magnitude (etc.) of any effects previously considered through the HRA. The provisional conclusions of the HRA set out in Section 9 of the main HRA report therefore remain valid.

## 4. Conclusions

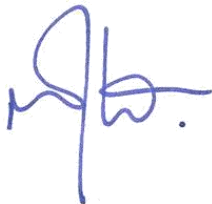
The proposed modifications to the draft Local Plan do not affect the HRA conclusions outlined in the main HRA report, i.e.

- most aspects of the Local Plan will have no significant effects on any European sites, alone or in combination due to the absence of effect pathways; and
- where effect pathways exist, 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.

Therefore, additional assessment of the modifications against the Habitats Regulations is not required. It will remain necessary to review any further changes that are made to the Local Plan prior to adoption in order to

ensure that the HRA conclusions remain robust, and a formal assessment conclusion against the requirements of Regulation 105 will be made on adoption; however, the current conclusion of the HRA process is that the Local Plan will have no adverse effects on the integrity of any European sites as a result of its implementation.

#### Issued by



Mike Frost

#### Approved by



Peter Davis

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## Appendix A – Review of Main Modifications

This schedule sets out the Main Modifications to the Chelmsford Pre-Submission Local Plan proposed by the Council; the paragraph and policy numbers refer to the submitted Local Plan. New text is shown as underlined. Deleted text is shown as ~~strike through~~. Actions are shown in *italic*.

Table A1 Review of Main Modifications

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
<b>MM1</b>	1.5	<p><i>Amend para 1.5:</i></p> <p>This <del>new</del> Local Plan will outline the strategic priorities and long-term vision for Chelmsford and identify locations for delivering housing and other strategic development needs such as employment, retail, leisure, community and transport development. It contains a Spatial Strategy to deliver this vision. This <del>will</del> <u>Plan sets</u> out the amount and location of new development, and how places will change and be shaped throughout the Local Plan period and beyond.</p> <p><i>Add to end of para 1.5:</i></p> <p><u>The Local Plan together with the adopted Minerals and Waste Local Plans and any adopted Neighbourhood Plans form the development plan for the area. Planning applications will be determined against the Development Plan, unless material considerations deem otherwise. The Local Plan policies should be read as a whole and alongside the National Planning Policy Framework (NPPF).</u></p> <p><u>The Local Plan supersedes previous Development Plan Documents and Policies. A schedule of these is included at Appendix # of this document.</u></p> <p><u>The Local Plan includes site allocation policies for future development including Strategic Growth Sites and Growth Sites. All site allocation policies within the Local Plan are also classified as Strategic Policies.</u></p> <p><i>Insert a new Appendix #: Schedule of Superseded Documents and Policies (as set out in Annex 1).</i></p>	For clarity and effectiveness for the purpose of the policies in the Local Plan and to comply with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012	None
<b>MM2</b>	Paras 2.25, 7.18, 7.232	<p><i>Delete reference to Green Corridor(s) and make the consequential grammatical amendments to paragraph 2.25, 7.18 and 7.232</i></p>	To ensure the Plan is justified, the Green Corridor designation is to be deleted from the Plan. (See also MM71, MM73, MM74, MM75 and MM76 where policy changes are to be made)	The implications of the removal of Green Corridors for the HRA are considered in respect of the relevant policies below.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM3	Strategic Priority 7	<p><i>Amend title to:</i></p> <p><b>Strategic Priority 7 – Protecting and enhancing the Natural, Historic Environment, <u>and</u> the Green Belt and valued landscapes</b></p>	<p>To ensure the Plan is justified, the valued landscapes designation/reference is to be deleted from the Plan. (See also MM4 and MM13 where other policy changes are to be made)</p>	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM4	Policy S1 and paras 4.4 - 4.18	<p><i>Amend Policy S1 as follows:</i></p> <p><b>The Council will apply the following guiding Spatial Principles to deliver the Strategic Priorities and Vision in order to underpin the Spatial Strategy:</b></p> <p><b>The Council will require all new development to accord with the following spatial principles where relevant:</b></p> <ul style="list-style-type: none"> <li>• <b>Maximise <del>Optimise</del> the use of suitable previously developed land for development</b></li> <li>• <b>Continue the renewal of Chelmsford City Centre and <del>its</del> the Urban Area</b></li> <li>• <b>Locate development at well-connected <del>and</del> sustainable locations</b></li> <li>• <b>Locate development to avoid or manage flood risk</b></li> <li>• <b>Protect the Green Belt</b></li> <li>• <b>Protect and enhance <u>Respect the character and appearance of landscapes and the built environment, of valued landscapes, heritage and preserve or enhance the historic environment and biodiversity</u></b></li> <li>• <b><del>Respect the pattern and hierarchy of existing settlements</del> <u>Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements</u></b></li> <li>• <b>Ensure development is deliverable</b></li> <li>• <b>Ensure new development is served by necessary infrastructure</b></li> <li>• <b>Use development to secure new infrastructure <u>Utilise existing and planned infrastructure effectively</u></b></li> <li>• <del>Plan for the longer term</del></li> </ul> <p><i>Rename or delete titles in reasoned justification to reflect changes to Policy S1.</i></p> <p><i>Add final sentence to paragraph 4.4:</i>  <u>They will be applied as relevant to all development proposals and related applications.</u></p> <p><i>Replace para 4.13 with:</i>  <u>Chelmsford contains a number of rich and varied landscapes and new development proposals will need to respect their character and appearance and their role for wildlife and increasing biodiversity. The river valleys where they permeate into Chelmsford's Urban Area have a unique role and function and are identified as the Green Wedge. New development proposals will also need to respond to the character and appearance of the built environment in particular to preserve or enhance the historic environment.</u></p> <p><i>Delete paragraph 4.18</i></p>	<p>To provide clarity for decision making. It also ensures effectiveness and consistency with other policies. There are also consequential changes to the reasoned justification following changes to Policy S1 and to clarify implementation of the policy.</p>	<p>None.</p>

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
<b>MM5</b>	Policy S2 and paras 5.4-5.6	<i>Delete Policy S2 and paragraphs 5.4-5.6</i>	This policy and reasoned justification is to be removed to ensure there is consistency with national planning policy and effectiveness of the plan. It was based on the 'model policy' which is no longer a requirement for Local Plans.	None.
<b>MM6</b>	Policy S4 and paras 5.15-5.17	<i>Delete Policy S4 and paragraphs 5.15-5.17</i>	This policy and reasoned justification is to be removed as it does not provide a clear purpose or indication of how this policy can be applied to decision making when reacting to a development proposal. Change ensures the plan is effective. See also MM13.	None.

MM7	Policy S5 5.18-5.25	<p><i>Amend Policy S5:</i></p> <p><b><u>The Council will <del>protect</del> <u>conserve</u> and <u>where appropriate</u> enhance the historic environment recognising the positive contribution it makes to the character and distinctiveness of Chelmsford through the diversity and quality of heritage assets. This includes wider social, cultural, economic and environmental benefits.</u></b></p> <p><b><u>The Council will designate and keep under review Conservation Areas in order to <del>protect</del> <u>preserve</u> and <u>where opportunities arise</u> enhance their special architectural or historic interest and will seek to <del>protect and enhance the character and setting of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.</del></u></b></p> <p><b><u>The Council will conserve and where appropriate enhance the character and setting of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on preserving and where appropriate enriching the social, cultural, economic and environmental benefits that these heritage assets provide.</u></b></p> <p><b><u>The Council maintains a buildings at risk register which includes designated and non-designated heritage assets. The Council will seek their protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement.</u></b></p> <p><b><u>When assessing applications for development, there will be a presumption in favour of the Council will place great weight on the preservation and <u>or</u> enhancement of designated heritage assets and their setting. The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future <del>protection</del> <u>preservation</u> and <u>where appropriate</u> enhancement, as appropriate to their significance. Policy HE1 sets out how the Council will consider proposals affecting the different types of designated heritage assets and their significance.</u></b></p> <p><b><u>The Council will seek to <del>protect</del> <u>conserve</u> and <u>where appropriate</u> enhance the significance of non-designated heritage assets <u>and their settings</u>, including which includes buildings, structures, features, gardens of local interest, <u>and</u> protected lanes and archaeological sites. Policy HE2 sets out the Council's approach to the protection and retention of these assets. Chelmsford contains a number of sites of archaeological importance. As set out in Policy HE3, the Council will seek the preservation and where appropriate the enhancement of sites and their setting of archaeological interest.</u></b></p> <p><i>Replace paras 5.18-5.25 with:</i>  <u>Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance and for their contribution to the special character Chelmsford.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
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		<p><u>Within Chelmsford's administrative area there are 1,010 listed buildings. There are also 25 Conservation Areas, 19 Ancient Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map. With the exception of Conservation Areas these Designated Heritage Assets are identified within the National Heritage List for England.</u></p> <p><u>Buildings are listed on the basis of their special architectural or historic interest. These buildings are subject to special planning controls over their demolition, partial demolition, alteration or extension in any manner which affects their special character. Within Chelmsford there are a high number of timber frame buildings from the fourteenth-seventeenth centuries reflecting the property of area in this period and displaying vernacular building techniques, notably within the rural areas and village centres, such as Stock, Writtle, Boreham and Great Waltham. The survival of vernacular buildings across the administrative area contributes to its distinctiveness. There are 64 Grade I and II* listed buildings, including medieval parish churches, structures at Pleshey Castle, Henry VIII's palace at New Hall, country houses (such as Langleys, Leez Priory and Boreham House) and exceptionally complete timber frame buildings.</u></p> <p><u>Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. Conservation Areas are defined and designated by the Council. They are areas of special architectural or historic interest where the Council has a statutory duty to preserve or enhance their character or appearance. The Council will produce character appraisals and management plans for its Conservation Area. 5 Conservation Areas cover the City Centre, 17 historic village centres, St Johns Hospital and John Keene Alms houses and are designated for their special character.</u></p> <p><u>The Chelmer and Blackwater Navigation is also designated as a Conservation Area. This historic waterway, which extends through Braintree and Maldon districts, resulted in Chelmsford's expansion and development as an industrial centre from the late eighteenth century. It is significant for its structures, including 13 locks, landscape character, leisure and recreational value.</u></p> <p><u>There are 6 Registered Parks and Gardens, including 800m long Avenue at New Hall, the rare 'canal' water feature at Boreham House and the Humphry Repton landscape at Hylands Park. The public parks at Hylands and Danbury have an important role in the distinctness of Chelmsford and social well-being. They also contribute to the local economy through organised events and formal and informal recreation. The Council recognises that Registered Parks and Gardens should be protected.</u></p> <p><u>Archaeological and/or historical features represent a finite and non-renewable resource that are vulnerable to damage and destruction. Any works to Scheduled Monuments require the consent of the Secretary of State. There are 19 Scheduled Monuments, including a number of moated sites, Roman villas, the Iron Age Hillfort at Danbury, the late twelfth century earthwork castle at Pleshey and medieval salt works at South Woodham Ferrers. The Essex Site and Monument Record records over 2,500 archaeological sites in Chelmsford.</u></p>		
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>In addition to designated heritage assets, Chelmsford has many non-designated assets which are worthy of protection and conservation for their architectural, townscape, landscape or historic interest. The Council will continue to update a list of heritage assets which have local value. This is titled Buildings of Local Value and includes buildings, structures or features of local architectural or historic interest which make a positive contribution to their locality. 509 buildings are included on the current list of Register of Buildings of Local Value, and 12 sites identified on the Inventory of Design Landscapes of Local Interest prepared by the Essex Gardens Trust. Both the designated and non designated heritage assets reflect the expansion of Chelmsford as a manufacturing and technology centre in the early twentieth century, when Hoffmans, Marconi, Crompton's were located in the town.</u></p> <p><u>The Council maintains a buildings at risk register (including designated and non-designated heritage assets) and proactively works to seek their protection and conservation. Sustaining appropriate uses is part of a strategy to ensure their conservation and their economic contribution. The 2019 at risk register includes 12 entries. In determining planning applications, the Council will take account of the desirability of sustaining and promoting opportunities to enhancing the significance of both designated and non-designated assets and their setting.</u></p> <p><u>There are a number of country lanes and byways which are of historic and landscape value, and which make an important contribution to the rural character of certain areas, as set out in the Essex County Council Protected Lanes Studies. The Council intends to protect these lanes and byways by preserving, as far as possible, the trees and hedgerows, banks, ditches and verges which contribute to their character, and by resisting development proposals which have a detrimental effect upon them.</u></p> <p><u>The role of historic assets can also contribute towards the area's wider green infrastructure network, to local character and distinctiveness, and the economy. The council will seek opportunities to promote the local distinctiveness of Chelmsford through heritage interpretation, blue plaques and public art.</u></p>		
MM8	Policy S6 and para 5.27, 5.31 and 5.33	<p><i>Amend second para of Policy S6:</i></p> <p><b>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 <u>including water resources</u>, and climate change adaptation.</b></p> <p><i>Add to end of Policy S6:</i></p> <p><b><u>The Council will ensure that new development seeks to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.</u></b></p>	To ensure the policy is effective and is consistent with national policy.	None; the modifications to Policy S6 will enhance the safeguarding of European sites.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><b><u>The Council will seek to minimise the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) to major new development.</u></b></p> <p><b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><b><u>Where appropriate, contributions from proposed residential developments will be secured towards recreational mitigation measures at Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR).</u></b></p> <p><i>Add new para after 5.27:</i>  <u>New development should minimise pollution on the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and nature conservation.</u></p> <p><i>Add new penultimate sentence to para 5.31:</i>  <u>In addition, new development should seek to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.</u></p> <p><i>Add two new paras after 5.33:</i>  <u>Natural England and the National Trust is formulating a package of on-site Strategic Access Management Measures (SAMM) for the Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). The SAMM will describe a range of mitigation measures available to offset the recreational impacts from proposed new housing development within the Hatfield Forest Zones of Influence. Ahead of the SAMM being finalised, financial contributions may be sought towards mitigation measures on larger residential development proposals of 50 or more units in consultation with Natural England and the National Trust. At this stage, a small area in the north-west of CCC's administrative area falls within the Zone of Influences. None of the residential site allocations allocated within this Local Plan are within these Zones of Influence.</u></p> <p><u>The Council recognises the importance of the best and most versatile agricultural land. This is defined as Grades 1, 2 and 3a, by the Department of Environment, Farming and Rural Affairs (DEFRA), and is recognised as a national resource for the future. Effective use of brownfield land of low environmental value will be encouraged to minimise the loss of higher quality agricultural land.</u></p>		



Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<u>Furthermore the Council will seek the provision of high quality green infrastructure will protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost.</u>		
MM9	Policy S8	<p><i>Amend Policy S8 as follows:</i></p> <p><b>The Council will make provision for the following new development requirements:</b></p> <p><b>A. HOUSING</b>  <b>In order to meet the full objectively-assessed housing need 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.</b>  <b><del>Housing completions and outstanding commitments total 11,408 new homes. To ensure flexibility in delivery and help significantly boost housing supply over the Plan period, the Local Plan provides for a total of 21,893 new homes. This represents nearly 20% more homes than the total objectively assessed housing need.</del></b></p> <p><i>Delete the housing table from the policy and move to the supporting text. Delete the other tables from the policy</i></p> <p><b><i>B: Employment and Retail:</i></b>  <i>Delete first para and replace with:</i>  <b><u>In order to meet the forecast growth in total employment of 725 jobs per annum in 2013-36, the plan allocates development sites to accommodate a minimum of 55,000 sqm of new business floorspace (Use Classes B1-B8), in addition to existing commitments.</u></b></p> <p><i>Amend second para:</i>  <b><u>Provision is made to meet the need for additional In order to meet future convenience retail floorspace of growth, the plan makes provision for 11,500 sq m of floorspace either within the City Centre or Designated Centres within Chelmsford's Urban Area and additional convenience retail floorspace of 1,900 sq m at South Woodham Ferrers.</u></b></p>	<p>Part A – Text is deleted and table moved to Reasoned Justification as it does not provide a clear purpose or indication of how this policy can be applied to decision making when reacting to a development proposal. Therefore, this is not a policy requirement. Change ensures the plan is effective.</p> <p>Part B – Text changes ensure the Local Plan is positively prepared, aligns employment land need and provision with the plan period, 2013-36 (as the previous version considered the period 2014-36). It also makes clear that objectively assessed need relates to employment land (the need is derived from the forecast job growth of 725 jobs per year, which is not an objectively assessed need for development in the meaning of the NPPF and PPG).</p> <p>It also clarifies the provision for 11,500sq m floorspace in line with the Retail Capacity Study 2015.</p>	None.
MM10	6.7 to 6.9, Strategic Policy S15 Monitoring and Review, 6.90 and 6.91	<p><i>Delete paras 6.7 to 6.9</i></p> <p><i>Delete final sentence of Policy S15</i></p> <p><i>Delete paras 6.90 and 6.91</i></p>	This text is not relevant for this Local Plan due to transitional arrangements under the NPPF	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA														
MM11	6.11, 6.12, 6.13, 6.14 and 6.16	<p><i>Amend para 6.11 as follows:</i></p> <p>When taking the supply buffer into account, provision is made for a total of <del>21,893</del> <u>21,843</u> new homes in the period 2013-2036. When considering existing housing completions (<del>3,090</del> <u>5,348</u>), <del>existing sites with planning permission and a windfall allowance for the period 2019 -2024 (5,399+317), existing commitments with and without planning permission (8,098 + 220), and a windfall allowance of 1,200 for 2024-2036, 20223-36 (1,4300)</del>, the residual <u>New Local Plan Allocations</u> requirement for the period to 2036 is <del>9,085</del> <u>9,579</u> new homes:</p> <table><tr><td>Housing</td><td>Net new homes</td></tr><tr><td><u>Completions 2013-20179</u></td><td><del>3,090</del> <u>5,348*</u></td></tr><tr><td><del>Existing Commitments</del> <u>Sites</u> with planning permission (<del>excludes new Local Plan sites</del>) (including windfall allowance for the period 20179 – 224)</td><td><del>8,098</del> <u>5,716</u></td></tr><tr><td>SUB-TOTAL</td><td><del>11,408</del> <u>11,064</u></td></tr><tr><td>New Local Plan Allocations</td><td><del>9,085</del> <u>9,579</u></td></tr><tr><td>Windfall allowance (20224-36)</td><td><del>1,400</del> <u>1,200</u></td></tr><tr><td>TOTAL SUPPLY</td><td><del>21,893</del> <u>21,843</u></td></tr></table> <p><i>*It should be noted that for the purposes of this table where Local Plan sites have commenced any completions have been deducted from this figure and are included within the 'New Local Plan Allocations' figure.</i></p> <p><i>Amend fourth sentence of para 6.12:</i></p> <p>The evidence shows that around <del>150</del> <u>217</u> new homes have been built on windfall sites per-year.</p> <p><i>Delete paragraphs 6.13, 6.14 and 6.16</i></p>	Housing	Net new homes	<u>Completions 2013-20179</u>	<del>3,090</del> <u>5,348*</u>	<del>Existing Commitments</del> <u>Sites</u> with planning permission ( <del>excludes new Local Plan sites</del> ) (including windfall allowance for the period 20179 – 224)	<del>8,098</del> <u>5,716</u>	SUB-TOTAL	<del>11,408</del> <u>11,064</u>	New Local Plan Allocations	<del>9,085</del> <u>9,579</u>	Windfall allowance (20224-36)	<del>1,400</del> <u>1,200</u>	TOTAL SUPPLY	<del>21,893</del> <u>21,843</u>	Change to reflect the latest position and to ensure the plan is effective. It also removes information that is not relevant to the Reasoned Justification to Policy S8 as the Council's position is explained in the Housing Implementation Strategy.	None; the modification reduces housing provision. The reduction is minor and does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.
Housing	Net new homes																	
<u>Completions 2013-20179</u>	<del>3,090</del> <u>5,348*</u>																	
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MM12	6.25	<p><i>Replace paragraph 6.25 with:</i></p> <p><u>The Council is planning for total job growth of 725 net additional jobs p.a. over the plan period 2013-36, based on the growth forecasts. This translates into an identified need for employment land to accommodate 64,407 sq m of net additional floorspace over the period. To meet this need, the Plan makes new allocations to accommodate 55,000 sqm of net additional business floorspace. This new supply is additional to the existing net supply provided by completions between the base date of the Plan (2013) and 2018 and planning permissions outstanding at 2018.</u></p>	<p>To ensure the Local Plan is positively prepared, aligns employment land need and provision with the plan period, 2013-36 (as the previous version considered the period 2014-36). It also makes clear that identified need relates to employment land (the need is derived from the forecast job growth of 725 jobs per year, which is not an objectively assessed need for development in the meaning of the NPPF and PPG).</p>	None.
MM13	<p>Policy S9 and Key Diagram (Figure 8) Figure 9</p> <p>Figure 10</p> <p>Figure 11 and paras 6.29, 6.35, 6.36 and site policies 1a, 1c, 1d, 1e, 1f, 1g, 1h, 8, EC1, EC2, EC3, EC4 and EC5</p>	<p><i>Amend Spatial Strategy – Development Locations and Allocations Table contained within Policy as follows and as shown in Annex 2:</i></p> <p>Growth Area 1:</p> <ul style="list-style-type: none"> <li>• <i>Delete all reference to 'Existing Commitments'</i></li> <li>• <i>Add figures from existing commitments with and without planning permission for Peninsula Site, Wharf Road, Lockside, Navigation Road and Waterhouse Lane into Location 1 total</i></li> <li>• <i>Add figures for existing commitments without planning permission (re-allocations) for Writtle Telephone Exchange and Galleywood Reservoir as new site locations under Growth Area 1</i></li> <li>• <i>Location 1 Previously developed sites in Chelmsford Urban Area Amend: <del>2,205</del> <u>2,381</u></i></li> <li>• <i>Area Total Amend <del>4,014</del> <u>3,619</u></i></li> </ul> <p>Growth Area 2:</p> <ul style="list-style-type: none"> <li>• <i>Delete all reference to 'Existing Commitments'</i></li> <li>• <i>Add figures for existing commitments with planning permission for Land East of Main Road Great Leighs and Land East of Plantation Road Boreham as new site locations under Growth Area 2</i></li> <li>• <i>Area Total Amend <del>7,219</del> <u>4,793</u></i></li> </ul> <p>Growth Area 3:</p> <ul style="list-style-type: none"> <li>• <i>Delete all reference to 'Existing Commitments'</i></li> <li>• <i>Add figures for existing commitments without planning permission for St Giles, Bicknacre as new site locations under Growth Area 3</i></li> </ul>	<p>Change to ensure the plan is justified and effective and to ensure consistency with other proposed MMs. It reflects the latest position with regards to approving masterplans.</p> <p>The Key Diagram has changed to better reflect the location of North East Chelmsford and to reflect changes to site status.</p> <p>To also clarify the policy for the decision maker a change is proposed to remove the word "flexible" from the wording.</p> <p>Other changes are consequential following deletion of Policy S4.</p> <p>These changes provide clarification about the role and importance of community inclusion and community-led planning including the production of Neighbourhood Plans.</p>	<p>None; the modification reduces housing provision. The reduction is minor and does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.</p>

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<ul style="list-style-type: none"> <li>Delete the word "flexible" in relation to the new employment floorspace provision at South Woodham Ferrers (Location 7)</li> <li>Amend Site 8 South of Bicknacre from 30 to 35</li> </ul> <p>Amend Windfall Allowance 2021-2036 and Amend Total 1,400 1,200  New Local Plan Allocations Amend Total: 9,085 9,579  Total Amend: 10,485 10,779</p> <p>Amend second to last paragraph of Policy S9:  <b>New development will be delivered in a manner that phased according to deliverability and identified need to support a five-year rolling supply of specific deliverable housing sites and to ensure the timely provision of new necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.</b></p> <p>Figure 8: Key Diagram – make the following amendments:  Update site numbers once final numbering is agreed.  Renumber sites EC1 to EC5 to reflect the change of status to Strategic Growth Sites or Growth Sites.  Amend location of New Garden Community at Strategic Growth Site 4.  Delete Green Corridor notation and delete from key  Change notation along A132/B1012 to Rettendon Turnpike Improvements from Proposed Strategic New Road to <u>Improvements to Road Corridor</u> and amend key</p> <p>Replace figures 9-11 with extracts from updated Figure 8: Key Diagram  – for all changes see Annex 3</p> <p>Amend 2<sup>nd</sup> sentence of para 6.29:  This includes the protection of the Green Belt, and the valued landscapes of Green Wedges and Corridors.</p> <p>Insert the following paragraphs after paragraph 6.35:  <u>For the avoidance of doubt the use of the words 'area total' and 'total' contained within the tables in Strategic Policy S9 are not intended to create a ceiling for housing or employment floorspace. They are simply a sum of the housing numbers and floorspace contained within each one of the site allocation policies. Strategic Policy S8 makes it clear that the overall housing provision is a minimum number.</u>  <u>The Council recognises the importance of social and economic services and facilities; and the impact this has on the quality of people's lives and wellbeing. The Council will consider favourably</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>proposals which support and strengthen local services, with a particular focus of encouraging development that improves existing deficiencies and weaknesses in services or facilities.</u></p> <p><u>The Council, in partnership with other stakeholders, will seek to reduce levels of social and economic deprivation. This will be achieved by coordinating planning and other relevant strategies to ensure that improved services, community facilities and infrastructure are provided particularly in those areas where indices of deprivation require targeted improvements. Sport England and Public Health England's Active Design guidance is one way in which a more healthy lifestyle can be achieved through design. The use of masterplans for strategic new development can help ensure the integration of new and existing communities, as well as creating attractive places to live. Green infrastructure can also provide opportunities for the focus for community engagement, at various levels from Neighbourhood Plans to local interest groups.</u></p> <p><u>Neighbourhood Plans will play an important role in implementing the Local Plan. They will enable local communities to influence the detailed policies to promote community inclusion and proposals at the neighbourhood level within the strategic framework set out in the Local Plan, and help shape new developments in their area. The Council will support neighbourhood plan groups in the preparation of their plans and has published guidance within the adopted Statement of Community Involvement.</u></p> <p><i>Insert following text at end of 6.36:</i>  <u>Strategic Growth Sites and other types of sites allocated for development are defined at Table 3 in the Plan.</u></p> <p><u>Where identified under the relevant Strategic Growth Site policies, the Council will expect a masterplan for each site to be submitted for approval. The masterplans will cover the details of how sites will satisfy the requirements of the respective Site Policies. The Council will consider the use of Planning Briefs and Design Codes on other site allocations. Some of the sites have existing masterplans/design briefs. The Council will review and consider whether they are relevant and/or still up-to-date to determine whether further masterplanning is required and whether the masterplan process can be adapted to take account of them.</u></p> <p><i>Add the following text to Strategic Growth Site Policies 1a, 1c and 1d:</i>  <b><u>Development proposals will accord with a masterplan approved by the Council to provide:</u></b></p> <p><i>Amend sub-heading within Strategic Growth Site Policies 1a, 1c and 1d:</i>  <b><u>Site development principles Site masterplanning principles</u></b></p> <p><i>Amend sub-heading within Site Policies 1e, 1f and 1g, 1h, 8, EC1, EC2, EC3, EC4, and EC5:</i></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><del>Site masterplanning principles</del> <b>Site development principles</b></p> <p><i>Amend para 7.9:</i> This Growth Area will accommodate around 3,400 3,600 new homes...</p> <p><i>Amend para 7.322:</i> This Growth Area (see figure X) will accommodate around 1,130 <u>1,160</u> new homes...</p> <p><i>Amend para 7.323:</i> In addition, development at two sustainable Key Service Settlements of Bicknacre (Location 8) and Danbury (Location 9) will provide 30 <u>35</u> and 100 homes respectively, alongside ...</p>		
<b>MM14</b>	6.39	<p><i>Amend para 6.39:</i> <u>The site has outline planning permission and development has commenced. As it will continue to be delivered in accordance with an approved Masterplan it does not require a new site allocation policy within this Local Plan.</u> <del>The Area for Masterplanning for Existing Committed Development, and Area for Conservation/Strategic Landscape Enhancement and other notations, are brought forward onto the new Local Plan Policies Map.</del> The new Local Plan will supersede the NCAAP document. Some of the provisions in NCAAP have already been delivered. Other provisions <del>Appendix D carries forward provisions within the NCAAP that are not yet fully implemented but and that</del> will continue to be relied on into the next plan period and beyond, <u>have been approved as separate planning guidance by the Council.</u></p>	Consequential change following removal of Appendix D from the plan	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM15	Policy S10, 6.48 and 6.52	<p><i>Amend second para of Policy S10:</i>  <b><u>In determining planning applications for delivering economic growth the Council will assess development proposals against the following principles: will underpin the approach to economic growth and diversification</u></b></p> <p><i>Amend second bullet of Policy S10:</i>  <b><u>'Existing Employment Areas and Rural Employment Areas...'</u></b></p> <p><i>Amend last bullet of Policy S10:</i>  <b><u>New employment development will be a key component of growth within specific proposed new Strategic Growth Locations particularly the New Garden Community in North East Chelmsford.</u></b></p> <p><i>Add to end of para. 6.48:</i>  <u>For the purposes of this policy, large new office development will be developments of 1,000sqm gross floorspace or above.</u></p> <p><i>Amend para 6.52:</i>  Other relevant policies of the Local Plan provide the criteria for the detailed implementation of economic growth, <del>including allocations containing new employment. These include policies for the</del> protection of existing employment areas <del>and allocations containing new employment development including a 45,000sqm new office/business park as part of the new Garden Community in North East Chelmsford.</del> Other policies will also ensure that new employment developments will be of a high quality design and incorporate sustainable design features.</p>	To provide clarity for the decision-maker and to correct typographical error.	None.
MM16	Policy S11 and 6.56, 6.57, 6.60	<p><i>Replace 5th bullet under Transport and Highways section with two separate bullets:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Safeguarded land for the expansion of Chelmer Valley and Sandon Park and Ride sites</u></b></li> <li>• <b><u>Additional Park and Ride facilities will be provided in West Chelmsford and North East Chelmsford within the broad locations shown on the Policies Map</u></b></li> </ul> <p><i>Amend 9th bullet under Transport and Highways section:</i>  <b><u>Capacity improvements to the A132 between the Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements to be brought forward as early as possible in tandem with the delivery of development to mitigate its impact.</u></b></p> <p><i>Amend 10th bullet under Transport and Highways section:</i>  <b><u>Multi-user crossings bridge across the B1012 in South Woodham Ferrers which may include a bridge or underpass.</u></b></p>	Changes ensure effectiveness of the plan and provide clarification in response to issues raised in Regulation 19 consultation responses. The change avoids unnecessary duplication and requirements have been added to the policy instead of being in the supporting text.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p>Add new last bullet under Community Facilities:</p> <ul style="list-style-type: none"> <li>• <b><u>Municipal waste/recycling facilities</u></b></li> </ul> <p>Amend Green and Natural Infrastructure as follows:</p> <p><b><u>Green and Natural Infrastructure and Natural Environment</u></b></p> <p><b>Infrastructure necessary to support new development must provide or contribute towards ensuring a range of green and natural infrastructure, <u>net gain in biodiversity</u> and public realm improvements. These include but are not limited to:</b></p> <p>Amend fourth bullet point under Green and Natural Infrastructure:</p> <p><b><u>Contributions towards recreational disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy.</u></b></p> <p>Add new sub-heading:</p> <p><b><u>Historic Environment</u></b></p> <p><b><u>Infrastructure necessary to support new development must seek to preserve or enhance the historic environment and mitigate any adverse impacts on nearby heritage assets and their settings.</u></b></p> <p>Add to end of para 6.56:</p> <p><u>Where appropriate, mitigation identified through the RAMS needs to be in place prior to occupancy of new developments.</u></p> <p>Replace para 6.57 with:</p> <p><u>The preferred route for the Chelmsford North East Bypass and the new Beaulieu Rail Station are allocated on the Policies Map and those areas will be safeguarded from development. Areas of search for an additional Park and Ride in West Chelmsford and North East Chelmsford are shown on the Policies Map as indicative broad locations for new Park and Ride facilities which support Essex County Council's strategy.</u></p> <p>Add to end of paragraph 6.60:</p> <p><u>The Local Plan traffic modelling evidence base is supported by Essex County Council, as Highways Authority, and Highways England. The junction modelling report assesses the likely impacts of planned growth on the highway network in the Chelmsford area. This has included a high-level analysis of cross boundary traffic flows on key corridor routes including A130 to/from Basildon Borough and A414 East to/from Maldon District. More detailed analysis of traffic impacts and mitigation options testing will be required through the preparation of Transport</u></p>		



Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<u>Assessments/Statements as part of future planning applications. These will be required to consider the transport implications and mitigation measures (where appropriate) necessary in the adjoining Maldon, Basildon and Rochford Districts in respect to the Strategic Site Allocation at South Woodham Ferrers.</u>		
MM17	Policy S13, 6.76 to 6.81, Policy CO1, 8.40 to 8.44	<p><i>Replace Policy S13 with:</i></p> <p><b><u>When determining planning applications, the Council will carefully balance the requirement for new development within the countryside to meet identified development needs in accordance with the Spatial Strategy, and to support thriving rural communities whilst ensuring that development does not have an adverse impact on the different roles and character of the countryside. All new development within the countryside will be considered within this context and against the specific planning objectives for each of the following areas:</u></b></p> <p><b>A) Green Belt</b>  <b><u>The openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will not be approved except in very special circumstances.</u></b></p> <p><b>B) Green Wedge</b>  <b><u>The Green Wedge has an identified intrinsic character and beauty and is a multi-faceted distinctive landscape providing important open green networks, which have been instrumental in shaping the City's growth, character and appearance. These networks prevent urban sprawl and settlement coalescence and provide for wildlife, flood storage capacity, leisure and recreation and travel by cycling and walking, which allows for good public access which will be further improved through the requirements of development allocated in the Local Plan. Development which materially harms the role, function and intrinsic character and beauty of the Green Wedge will not be approved.</u></b></p> <p><b>C) Rural Area</b>  <b><u>The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. The intrinsic character and beauty of the Rural Area outside of the Green Belt, and not designated as the Green Wedge, will be recognised, assessed and development will be permitted where it would not adversely impact on its identified value.</u></b></p> <p><b><u>The relevant Development Management Policies set out what development is appropriate in each of the above areas and provide detailed criteria by which development proposals will be assessed.</u></b></p>	<p>Change provides greater clarification and ensures effectiveness for implementation of the strategic policy. Policy combined with Policy CO1 to create a more effective strategic policy and avoid repetition. The reasoned justification for Policy CO1 has also been merged, where appropriate, under this revised strategic policy following deletion of CO1 to ensure that the Local Plan avoids repetition. The re-wording of para 6.76-6.81 also removes reference to minor alterations to the green belt boundary. There are no exceptional circumstances to make these changes and therefore it is necessary to revert back to the existing green belt boundary.</p>	<p>None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.</p>

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><i>Replace paras 6.76-6.81 with:</i></p> <p><u>The role and function of land in Chelmsford beyond the Urban Areas and Defined Settlements is wide-ranging and encompasses different national and local planning designations. For the purposes of implementing this Policy, this wider area across Chelmsford is defined as countryside and includes Green Belt, Green Wedge, and Rural Area.</u></p> <p><u>Within the countryside there are areas protected for their value for ecology and wildlife, heritage, and functional requirements such as flood zones, open spaces and areas safeguarded for important infrastructure. The countryside also has a role as part of the green infrastructure network by providing connectivity between the countryside and the Urban Areas and preventing settlement coalescence.</u></p> <p><u>Over one third of the Council's area falls within the Green Belt. Although much of the Green Belt forms attractive landscapes, it is not designated for its character or beauty. It is a national policy designation to ensure that the openness and permanence of the Green Belt is maintained to prevent urban sprawl. As such, the NPPF defines the purposes of the Green Belt and provides the limited circumstances where new development could be acceptable.</u></p> <p><u>The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. Within this designation, a detailed landscape assessment of the areas around the main river valleys has been undertaken for the Council which identifies these areas having distinctive landscape qualities and an important multifunctional role. These areas are locally designated as the Green Wedge.</u></p> <p><u>Where the main river valleys permeate into the existing or proposed built-up areas of Chelmsford, the role and value of these areas is amplified and development pressure is at its greatest. The unchecked erosion of open land in these sections of the river valleys would be harmful to the character and function of these areas and therefore it should be afforded greater protection. The Green Wedge designations within the river valleys reflect this multi-faceted green network.</u></p> <p><u>The designation of Green Wedge on the Policies Map is in addition to the underlying notation of either Green Belt or Rural Area. As the Green Belt is a national planning policy designation, development proposals will need to accord with both Green Belt policies and relevant policies covering the Green Wedge in the Local Plan. Where this is the case within the Rural Area, development proposals will need to accord with the relevant Green Wedge and Rural Area policies. Any development in the Green Wedge should not adversely affect the identified character and function of these distinctive landscapes.</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>Any development in the Rural Area must be suitable and compatible with its character, as set out in other relevant policies in the Local Plan. Development will be supported provided it does not adversely impact the identified intrinsic character and beauty of the Rural Area and complies with other relevant policies of the Local Plan as well. The Council will use its Landscape Character Assessments, Historic Landscape Characterisation Study, Sensitivity and Capacity Assessments, alongside any other appropriate and relevant evidence which could include that being prepared to support a Neighbourhood Plan, to assess the character of the area and its sensitivity to change.</u></p> <p><u>The Council's Green Infrastructure Strategic Plan provides a framework for the planning and management of Chelmsford's green and blue infrastructure resources including parks, river valleys, green spaces and gardens, some of which is within the countryside.</u></p> <p><i>Delete Policy CO1 and all paras from 8.40 to 8.44</i></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM18	Policy S14 and para 6.87	<p>Add to end of Policy S14: Add New title: <b><u>Retail development outside Designated Centres</u></b></p> <p><b><u>Retail proposals outside of Designated Centres above 500 sqm gross floorspace will be required to undertake an impact assessment.</u></b></p> <p>Replace para 6.87 with: The NPPF states that when assessing applications for retail, office and leisure development outside Designated Centres which are not in accordance with an up-to-date local plan, local planning authorities should require an impact assessment if the development exceeds a proportionate, locally-set floorspace threshold or a default threshold of 2,500 square metres.</p> <p>The Chelmsford Retail Capacity Study 2015 found that retail developments of less than the default national threshold of 2,500 square metres could have an impact on existing centres outside Designated Centres. It concluded that unrestricted comparison goods retail floorspace outside of Chelmsford City Centre has the potential to impose a competing retail destination and thus potentially harm both the health of the centre and investment within it. Whilst comparison goods floorspace is smaller in scale in some of the smaller neighbourhood centres and South Woodham Ferrers town centre, it is nevertheless important to the overall health and function of these centres and therefore a 500sq m gross threshold should apply across the whole of the City Council administrative area (for proposals in edge and out of centre locations).</p> <p>For convenience goods, the Chelmsford Retail Capacity Study 2015 also concluded that with a trend for the development of smaller discount stores and the rise in popularity for convenience goods stores, even smaller foodstore proposals can have a harmful impact on defined centres, particularly those which are anchored by an existing foodstore. Therefore, a 500sq m gross threshold is also applied to development proposals for convenience goods floorspace over this amount in edge and out of centre locations.</p> <p>Applicants will be required to demonstrate how the impact assessment will be addressed and provide justification for the extent of the catchment area for each particular proposal.</p> <p>Development proposals below the 500sq m gross threshold will still need to comply with the other requirements of national policy, in particular the sequential approach.</p>	Council change to reflect evidence in the Retail Capacity Study and ensure the Plan's effectiveness.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM19	Strategic Growth Site 1a – 1h Growth Site 1i – 1v Travellers Site GT1	<p><i>Strategic Growth Site 1a to 1h - add the word Policy; e.g. Strategic Growth Site <u>Policy</u> XX – NAME</i></p> <p><i>Growth Site 1i to 1v – add the word Policy; e.g. Growth Site <u>Policy</u> XX – NAME</i></p> <p><i>Growth Site 1i to 1v, add text to Policy after heading and before bullet points: <u>Development will be permitted at this site subject to meeting the requirements of Policy GR1, and the following site-specific criteria:</u></i></p> <p><i>Growth Site 1i to 1v - Remove bullet point referring to Phasing</i></p> <p><i>Travellers Site GT1 – add the word Policy as follows: Travellers Site <u>Policy</u> GT1</i></p>	For clarity and effectiveness to ensure that it is clear these are site policies within the Plan.	None.
MM20	Strategic Growth Site 1a – Chelmer Waterside Sites	<p><i>Amend first para under amount and type of development: <b><u>Strategic Growth Site Policy 1a comprises six sites ....</u></b></i></p> <p><i>Amend the second bullet under Supporting on-site development:</i></p> <ul style="list-style-type: none"> <li><i><b><u>Integration of flexible workspace facilities Supporting commercial uses including B1a, the A Use Classes and Use Classes D1 and D2</u></b></i></li> </ul> <p><i>Amend bullet point 1 and 3 and add new bullet under historic and natural environment heading:</i></p> <ul style="list-style-type: none"> <li><i><b><u>Protect Preserve and where appropriate enhance the setting of designated and non-designated heritage assets</u></b></i></li> <li><i><b><u>Undertake an a pre-application Archaeological Assessment</u></b></i></li> <li><i><b><u>Provide suitable SuDS and flood risk management</u></b></i></li> </ul> <p><i>Amend to bullet 7 under Site Infrastructure Requirements: <b>Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></i></p>	Change to ensure compliance with the NPPF and for consistency with other site policies and to satisfy the EA in accordance with their SoCG.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM21	Strategic Growth Site 1b – Essex Police Headquarters and Sports Ground, New Court Road and paras 7.30 – 7.37 and Strategic Growth Site 1c, and paras 7.38 – 7.47	<p>Delete site allocation Strategic Growth Site 1b – Essex Police Headquarters and Strategic Growth Site 1c – North of Gloucester Avenue (John Shennan) in its entirety from the Local Plan</p> <p>Delete paras 7.30 to 7.37 and para 7.38 to 7.47</p>	These sites are no longer available for development so its removal from the plan is necessary together with the reasoned justification.	None.
MM22	SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2	<p>Add the following text as a paragraph/bullet point under 'Site Infrastructure Requirements' in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2:</p> <p><b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p>	Since the close of consultation on the Pre-Submission Local Plan, new evidence has been provided by Natural England which means that all residential site allocations in the Local Plan are located in the coastal European Sites Zones of Influence, and therefore must contribute to the emerging Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This change will ensure that the Local Plan is justified and effective.	None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM23	Reasoned Justification in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2	<p>Add the following text to the Reasoned Justifications in Strategic Growth Sites SGS1a to SGS1h, SGS2, SGS4, SGS5a-c, SGS6, Policy GR1, Opportunity Sites OS1a and OS1b, Existing Commitments EC1 and EC2:</p> <p><u>Following consultation with Natural England, an Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) is being prepared to include all coastal European Sites. The strategy will identify where recreational disturbance is happening and the main recreational uses causing the disturbance. New residential development that is likely to affect the integrity of the European Sites will be required to contribute towards the implementation of the mitigation. At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and the Essex Estuaries Special Area of Conservation. The appropriate mechanisms will be identified in the RAMS.</u></p>	Since the close of consultation on the Pre-Submission Local Plan, new evidence has been provided by Natural England which means that all residential site allocations in the Local Plan are located in the coastal European Sites Zones of Influence, and therefore must contribute to the emerging Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This change will ensure that the Local Plan is justified and effective.	No. The main modification provides details on the applicability of RAMS which is considered above.
MM24	Strategic Growth Site 1d – Former St. Peters College, Fox Crescent, 7.51	<p>Add new bullet under site infrastructure requirements:</p> <ul style="list-style-type: none"> <li><b><u>Provide, or make financial contributions to new or enhanced sport, leisure and recreation facilities</u></b></li> </ul> <p>Insert additional para after 7.51:</p> <p><u>The site contains open space comprising former school playing fields, as shown on the Policies Map. Notwithstanding the provisions of Policy CF2 a commuted sum will be secured in lieu of the loss of any open space, as agreed with the County Council who own the land. The scale of financial contributions should be at least that required to provide an equivalent replacement playing field (including essential ancillary facilities). If the playing fields are to be retained or replaced on-site the development will be required to enhance the open space (including essential ancillary facilities) and to facilitate its sustainable community use.</u></p>	For effectiveness and consistency across the Plan.	None.
MM25	Strategic Growth Site 1f – Riverside Ice and Leisure, Victoria Road, 7.71	<p>Amend bullet 1 under Historic and natural environment:</p> <ul style="list-style-type: none"> <li><b><u>Ensure protection and enhancement <del>Preserve or enhance</del> the character and or appearance of the adjoining Chelmsford Central Conservation Area and its setting.</u></b></li> </ul> <p>Amend para 7.71:</p> <p>Although there are no heritage assets on the site, development should <del>protect</del> <u>preserve or</u> and <del>seek to</del> enhance the character and <del>or</del> appearance of the adjoining Chelmsford Central Conservation Area <u>and its setting.</u></p>	For effectiveness and consistency with national policy.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM26	Strategic Growth Site 1g – Civic Centre Land, Fairfield Road, 7.74, 7.78	<p><i>Amend bullet under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Ensure protection or enhancement of Preserve and where appropriate enhance the setting of the Grade II listed War Memorial , conserve and where appropriate enhance the setting of the locally listed Civic Centre entrance building, and preserve or enhance the character and or appearance of the West End Conservation Area and its setting.</u></b></li> </ul> <p><i>Amend bullet 2 under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</u></b></li> </ul> <p><i>Amend para 7.78:</i> Development on a wider site should <del>protect and seek to enhance</del> <u>preserve the setting of</u> the Grade II listed War Memorial on Duke Street, <del>conserve the setting of</del> the locally listed Civic Centre main entrance building, and <u>preserve or enhance</u> the character and <del>or</del> appearance of the adjoining West End Conservation Area <u>and its setting. The West End Conservation Area is on the Conservation Areas at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.</u></p>	For effectiveness and consistency with national policy. This change also ensures that there is consistency with other policies and to reflect the latest position.	None.
MM27	Strategic Growth Site 1h – Eastwood House Car Park, Glebe Road and 7.92	<p><i>Amend bullet under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Ensure protection or enhancement of Preserve or enhance the character and or appearance of the adjoining West End Conservation Area and its setting.</u></b></li> </ul> <p><i>Amend bullet 2 under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</u></b></li> </ul> <p><i>Amend para 7.92:</i> Although there are no heritage assets on the site, development should <del>protect</del> <u>preserve or</u> and <del>seek to enhance</del> the character and <del>or</del> appearance of the adjoining West End Conservation Area <u>and its setting. The West End Conservation Area is on the Conservation Areas at Risk Register in 2018. The Council will support development that provides opportunities to enhance the Conservation Area.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and to reflect the latest phasing position.	None.



Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM28	Policy GR1 – Growth Sites in Chelmsford Urban Area	<p><i>Amend second para:</i> Growth Sites 1# to 1# will be ...</p> <p><i>Amend bullet 1 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Conserve and where appropriate enhance</u> the setting of designated and non-designated heritage assets <u>and their settings</u>.</b></li> </ul> <p><i>Amend bullet 2 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Preserve or enhance the character and or appearance of Conservation Areas.</u></b></li> </ul>	To make consequential changes following deletion of site and renaming of Opportunity Sites. For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM29	Growth Site 1i – Chelmsford Social Club and Private Car Park	<p><i>Amend bullet point 4:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Ensure protection of Preserve and where appropriate enhance</u> the setting of adjoining Grade II listed buildings at 73-75 <u>and 80 Springfield Road</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM30	Growth Site 1j – Ashby House Car Parks, New Street	<p><i>Amend bullet point 3:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Respect for the character Conserve and where appropriate enhance the setting of the locally listed Globe House and Marriage's Mill</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM31	Growth Site 1k – Rectory Lane Car Park West	<p><i>Amend bullet point 5:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Conserve and where appropriate enhance</u> the setting of the nearby locally listed King Edward VI School, and <u>protection preserve or enhancement of the character and or appearance of the adjoining John Keene Memorial Homes Conservation Area and its setting</u>.</b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM32	Growth Site 1l – Car Park to the West of County Hotel, Rainsford Road	<p><i>Amend bullet point 5:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Conserve and where appropriate enhance</u> the setting of the nearby locally listed Trinity Methodist Church, and <u>protection preserve or enhancement of the character and or appearance of the adjoining West End Conservation Area which is on the Conservation Areas at Risk register in 2018</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM33	Growth Site 1m – Former Chelmsford Electrical and Car Wash Brook Street	<p><i>Amend bullet point 4:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Ensure protection of Preserve and where appropriate enhance</u> the setting of the Grade II listed Marconi 1912 building, and <u>respect conserve and where appropriate enhance the setting and character of the locally listed Globe House and Marriages Mill</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM34	Growth Site 1n – BT Telephone Exchange, Cottage Place	<i>Amend bullet point 4:</i> <ul style="list-style-type: none"> <li>• <b><u>Respect Preserve and where appropriate enhance the setting of the nearby Grade II listed Imperial House and The Wheatsheaf, conserve and where appropriate enhance the setting of the locally listed Cathedral Court, and ensure protection preserve or enhancement of the character and or appearance of the adjoining Chelmsford Central Conservation Area</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM35	Growth Site 1o – Rectory Lane Car Park East	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> <li>• <b><u>Protect Conserve and where appropriate enhance the setting of the adjacent locally listed Cemetery Gatehouse and Lodge on Rectory Lane</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM36	Growth Site 1p – Waterhouse Lane Depot and Nursery	<i>Amend bullet point 5:</i> <ul style="list-style-type: none"> <li>• <b><u>Development layout should ensure sensitive treatment to allotments boundary and the preservation of the setting of the nearby grade II listed barn.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM37	Growth Site 1r – British Legion, New London Road	<i>Amend bullet point 4:</i> <ul style="list-style-type: none"> <li>• <b><u>Architecture Development should respect preserve or enhance the character and or appearance of the New London Road Conservation Area, preserve and where appropriate enhance the setting of the Grade II listed Southborough House and conserve and where appropriate enhance the setting of the adjacent locally listed building at 176 New London Road.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM38	Growth Site 1v – Car Park R/O Bellamy Court, Broomfield Road	<i>Amend bullet point 3:</i> <ul style="list-style-type: none"> <li>• <b><u>Respect Preserve and where appropriate enhance the setting of the Grade II listed Coval Hall to the west, and protection or enhancement of preserve or enhance the character and or appearance of the adjoining West End Conservation Area and its setting.</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM39	Opportunity Site 1a and 1b; Strategic Policy S9; Tables 3, 5 and 6; and para 7.10 and 7.104-7.110, Table 5 and 6	<p><i>Opportunity Site 1a and Opportunity Site 1b – change status to Growth Site Policy as follows; and remove bullet point referring to Phasing:</i></p> <p><del>Opportunity Growth Site Policy 1# – Rivermead, Bishop Hall Lane</del></p> <p><del>Opportunity Growth Site Policy 1# – Railway Sidings, Brook Street</del></p> <p><i>Amend 3<sup>rd</sup> Para after table in Strategic Policy S9:</i></p> <p><del>...will be delivered on Opportunity Sites and as part of ...</del></p> <p><i>Delete entire 3rd row of Table 3, page 85</i></p> <p><i>Delete text of Para 7.10:</i></p> <p><del>...which comprises sites 1a -1v and Opportunity Sites 1a and 1b.</del></p> <p><i>Delete Para 7.104 to 7.110</i></p> <p><i>Delete two references to Opportunity Sites in Tables 5 and 6</i></p>	<p>For clarity and effectiveness to ensure that it is clear these are site policies within the Plan and to make it clear that these are sites for development.</p> <p>Also to make consequential changes following renaming of Opportunity Sites</p>	None.
MM40	Opportunity Site OS1a – Rivermead Bishop Hall Lane	<p><i>Amend bullet point 7:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Respect Preserve and where appropriate enhance for the waterside character and the setting of the adjacent listed Mill House and pond</u></b></li> </ul>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies.</p>	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM41	Strategic Growth Site 2 West Chelmsford, 7.111, 7.113, 7.119 and 7.121	<p>Delete bullet 2 under Historic and Natural Environment:</p> <ul style="list-style-type: none"> <li>Enhance the historic environment</li> </ul> <p>Amend 2<sup>nd</sup> bullet under site infrastructure requirements:</p> <ul style="list-style-type: none"> <li><b>Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1) and <u>or</u> contributions towards the cost of physical scheme provision with delivery through the Local Education Authority</b></li> </ul> <p>Add additional bullet under site infrastructure requirements:</p> <ul style="list-style-type: none"> <li><b><u>Multi-user crossing of Roxwell Road</u></b></li> </ul> <p>Add new para before 7.111: <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises a site for new housing and land allocated for future recreation use and/or SUDS.</u></p> <p>Expand first sentence of para 7.113: <del>As this is a Strategic Growth site and in order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 5 plots will be required</del> <u>within the Strategic Growth Site allocation. The location of these plots will be determined through the masterplanning process.</u></p> <p>Delete last sentence of para 7.113</p> <p>Add to end of para 7.119: <u>The development will also be required to provide a safe multi-use crossing along Roxwell Road.</u></p> <p>Expand final sentence of para 7.121: For these reasons, the land to the west of the site is allocated for future recreation use/SuDS, <del>as shown on the Policies Map. Ancillary development to support the Strategic Growth Site allocation may be acceptable in this area. This will be determined through the masterplanning process.</del></p>	Change to ensure the plan is effective and clearly defines the area for the Strategic Growth Site.	None.

MM42	Strategic Growth Site 3a – East Chelmsford (Manor Farm), 7.125, 7.131, 7.134 and 7.142	<p><i>Amend bullet 1, 2 and delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <b>Conserve and <u>Preserve</u> or enhance the character and <u>or</u> appearance of the Chelmer and Blackwater Conservation Area</b></li> <li>• <b>Protect <u>and where appropriate enhance</u> the nationally significant Bronze Age monument and its setting</b></li> <li>• <del>Enhance the historic and natural environment</del></li> </ul> <p><i>Amend 2<sup>nd</sup> bullet under design and layout:</i></p> <ul style="list-style-type: none"> <li>• <b>Remove <u>low voltage</u> electricity lines and pylons from the site <u>allocation</u> and install electricity cables underground.</b></li> </ul> <p><i>Amend last para:</i></p> <p><b><u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Add new paragraph before 7.125:</i></p> <p><u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> <li>• <u>Site for new housing</u></li> <li>• <u>Proposed Country Park, and</u></li> <li>• <u>Proposed Link Road into Sandford Mill.</u></li> </ul> <p><i>Delete the final sentence of para 7.125</i></p> <p>Due to the heritage, landscape and utility constraints at this site, proposals significantly in excess of 250 homes are unlikely to be acceptable.</p> <p><i>Add new paragraph after 7.131</i></p> <p><u>This site policy states that around 250 homes is an appropriate number of homes for this site. However, this number of homes is based upon the Council's initial and precautionary assessment of the heritage, landscape and utility constraints which has been undertaken ahead of the detailed masterplanning process. The masterplanning process will determine the final number of new homes, which could be in excess of 250 homes, whilst ensuring that the overall objectives of the site policy are not compromised.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and clearly defines the area for the Strategic Growth Site. It also provides clarification on electricity lines.	None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><i>Amend para 7.134:</i>  The development will be required to provide direct, safe and convenient <del>access</del> <u>connections to and crossings at Maldon Road including to existing bus stops on Maldon Road.</u> <del>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide</del> <u>a safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend fourth sentence of para 7.142:</i>  At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.</p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM43	Strategic Growth Site Policy 3b, 7.147, 7.148 and 7.152	<p><i>Amend the first bullet under amount and type of development:</i></p> <ul style="list-style-type: none"> <li><b>Around 5,000 sq m (net) new Use Class B1 floor space, <u>or other appropriate B Use Classes</u></b></li> </ul> <p><i>Amend bullet 1 and delete bullet 5 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b>Conserve and <u>Preserve</u> or enhance the character and <u>or</u> appearance of the Chelmer and Blackwater Conservation Area</b></li> <li><del>Enhance the historic and natural environment</del></li> </ul> <p><i>Amend bullet 1 under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b>Land (circa 0.13 hectares) for <u>the physical provision</u> of a stand-alone early years and childcare nursery (Use Class D1) <u>in consultation with</u> and <u>the total cost of physical scheme provision with delivery through the Local Education Authority</u></b></li> </ul> <p><i>Add new sentence to end of para 7.147:</i>  <u>The nursery accommodation could be built by ECC, the developer or a private early years nursery operator. This will be considered, alongside the selection of the early years provider at site masterplanning and planning application stages in consultation with ECC.</u></p> <p><i>Amend second sentence of para 7.148:</i>  The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to <del>protect</del> <u>preserve</u> the character and <u>or</u> appearance of the Conservation Area.</p> <p><i>Amend para 7.152:</i>  The development will be required to provide direct, safe and convenient access <del>connections to and crossings at Maldon Road including to existing bus stops on Maldon Road. In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-use crossing at Maldon Road.</del></p>	For effectiveness and consistency with national policy. To ensure the supporting text at paragraph 7.146 and the Policy are consistent and to give clarity to the decision maker.	None.

MM44	Strategic Growth Site 3c – East Chelmsford – Land South of Maldon Road, 7.160, 7.161, 7.164 and 7.171	<p><i>Amend bullet 3 under Movement and Access:</i></p> <ul style="list-style-type: none"> <li><b><u>Provide pedestrian and cycle connections which may include access to the Sandon Park and Ride</u></b></li> </ul> <p><i>Amend bullet 1, 6 and 7 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Minimise the impact on Creft Cross Wood, the tree belt that lines the site to the north and north west</u></b></li> <li><b><u>Conserve and Preserve or enhance the character and or appearance of the Sandon Conservation Area</u></b></li> <li><b><u>Protect Preserve and where appropriate enhance the setting of the Graces Cross listed building</u></b></li> </ul> <p><i>Delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><del><b><u>Enhance the historic and natural environment</u></b></del></li> </ul> <p><i>Insert new bullet under design and layout:</i></p> <ul style="list-style-type: none"> <li><b><u>Remove low voltage electricity lines from within the site and install electricity cables underground.</u></b></li> </ul> <p><i>Amend bullet 4 under Site Infrastructure Requirements:</i></p> <p><b>Financial contributions towards primary and secondary education, and early years and childcare provision as required by the Local Education Authority and towards community facilities such as healthcare provision as required by the NHS/CCG</b></p> <p><i>Amend last para:</i></p> <p><b><u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend para 7.160:</i></p> <p>Creft Cross Wood, the existing strong wooded boundary to the north and north west of the site is a result of a Forestry Commission grant from 1997. The trees are not protected <u>by a Tree Preservation Order</u> and a small section of Creft Cross Wood will need to be removed to incorporate a vehicular access from Maldon Road. <u>In accordance with a Forestry Commission</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and to correct an error.	None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>obligation until 2027, if any trees are removed, parts of the grant will have to be repaid.</u> Hedgerows on the site shall also be retained and strengthened where possible.</p> <p><i>Amend first sentence of para 7.161:</i> The development should seek to protect <u>conserve and or</u> enhance heritage assets including retaining the WWII pillbox (North of Sandon) to the east of the site.</p> <p><i>Amend para 7.164:</i> The development will be required to provide direct, safe and convenient access <u>connections to and crossings at Maldon Road including</u> to existing bus stops <del>on Maldon Road</del>. <del>Connections and crossings should also be provided and enhanced, particularly on Maldon Road.</del> <u>In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide a safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend fourth sentence of para 7.171:</i> At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.</p>		

MM45	Growth Site 3d – East Chelmsford – Land North of Maldon Road (Residential), 7.178, 7.181, 7.186	<p><i>Amend bullet 3 under Movement and Access:</i></p> <ul style="list-style-type: none"> <li>• <b>Provide pedestrian and cycle connections <u>which may include access to the Sandon Park and Ride</u></b></li> </ul> <p><i>Amend bullet 1 and delete bullet 5 under Historic and natural environment</i></p> <ul style="list-style-type: none"> <li>• <b>Conserve and Preserve or enhance the character and or appearance of the Chelmer and Blackwater Conservation Area</b></li> <li>• <del>Enhance the historic and natural environment</del></li> </ul> <p><i>Amend bullet 4 under Site Infrastructure Requirements:</i></p> <p><b>Financial contributions towards primary <u>and secondary</u> education, and early years and childcare provision as required by the Local Education Authority and towards community facilities such as healthcare provision as required by the NHS/CCG</b></p> <p><i>Amend last para of Policy:</i></p> <p><b><u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend para 7.178:</i></p> <p>A cycle/footway should connect the site to Sandon Park &amp; Ride to the east to increase the patronage of the Park &amp; Ride <u>buses</u> site in addition to providing a safe multi-use crossing at Maldon Road. The development will also be required to provide direct, safe and convenient access <u>connections to and crossing at Maldon Road including to existing bus stops on Maldon Road. In addition, where appropriate and in consultation with the Local Highway Authority, the development is expected to provide safe multi-use crossing at Maldon Road.</u></p> <p><i>Amend first sentence of para 7.181:</i></p> <p>The development should <del>seek to protect</del> <u>conserve and or</u> enhance heritage assets including retaining the WWII pillbox (Hammond Road) in the northern part of the site.</p> <p><i>Amend fourth sentence of para 7.186:</i></p> <p>At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the Local Plan is up to date.	None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.		

<p><b>MM46</b></p>	<p>Existing Commitment EC1 - EC5 and paras 3.64-3.66, 6.11, 6.14, 7.7, 7.12, 7.187, 7.196, 7.207, 7.208, 7.239, 7.240, 7.303, 7.304, 7.323, 7.363</p>	<p><i>Rename the following Existing Commitment allocations to the following:</i></p> <p><del>Existing Commitment EC1</del> <u>Growth Site Policy #</u> – Land North of Galleywood Reservoir</p> <p><del>Existing Commitment EC2</del> <u>Growth Site Policy #</u> – Land Surrounding telephone Exchange, Ongar Road, Writtle</p> <p><del>Existing Commitment EC3</del> <u>Strategic Growth Site Policy #</u> – Great Leighs – East of Main Road</p> <p><del>Existing Commitment EC4</del> <u>Strategic Growth Site Policy #</u> – East of Boreham</p> <p><del>Existing Commitment EC5</del> <u>Growth Site Policy #</u> – St Giles, Moor Hall Lane, Bicknacre</p> <p><i>Delete Para 6.11 and 6.14</i></p> <p><i>Delete entire 4<sup>th</sup> row of Table 3, page 85</i></p> <p><i>Amend para 7.7:</i> Within each Growth Area site policies for the new Local Plan Allocations appear first, followed by any <del>'Existing Commitments'</del>, which are sites which have been carried over from the Local Development Framework. site policies for the ...</p> <p><i>Amend para 7.12:</i> In addition, <u>smaller</u> developments at two sustainable Key Service Settlements of Galleywood (<del>Existing Commitment 1</del>) and Writtle (<del>Existing Commitment 2</del>) will provide ...</p> <p><i>Amend heading:</i> <del>Existing Commitment</del> <u>Location # - Galleywood</u></p> <p><i>Delete Para 7.187</i></p> <p><i>Add new heading after Para 7.196:</i> <u>Location # – Writtle</u></p> <p><i>Amend para 7.207:</i> In addition to <del>existing commitments</del> <u>committed development</u> in ...</p> <p><i>Amend para 7.208:</i> In addition, <del>existing development commitments</del> <u>two further allocations at Great Leighs (Location #)</u> and Boreham (<del>Existing Commitment 4</del>) (<u>Location #</u>) and a further allocation at Great Leighs (<del>Existing Commitment 3</del>) will also provide opportunities to contribute towards and enhance existing facilities and services in these villages.</p> <p><i>Add fourth bullet point to para 7.239:</i></p> <ul style="list-style-type: none"> <li>• #: Great Leighs – Land East of Main Road</li> </ul> <p><i>Delete Para 7.240</i></p>	<p>For clarity and effectiveness to ensure that it is clear these are site policies within the Plan and to make it clear that these are sites for development.</p> <p>Also to make consequential changes following renaming of Existing Commitments</p>	<p>None.</p>
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p>Amend heading after para 7.303:  <del>Existing Commitments</del> Location # - Boreham</p> <p>Delete para 7.304</p> <p>Move Existing Commitment EC3 (as retitled) and Paras 7.305 to 7.311 to follow Para 7.281</p> <p>Delete Para 7.363 and associated heading Existing Commitments</p> <p>Move Existing Commitment EC5 (as renamed) and Paras 3.64 to 3.66 to follow Para 7.353</p> <p>Delete two references to Existing Commitments in Table 5, Section 6</p> <p>Delete two references to Existing Commitments in Table 6, Section 7</p>		
MM47	7.191	<p>Insert additional para after 7.191:  <u>The site is located within a Critical Drainage Area (CDA). Development may have the potential to impact on the CDA in respect of surface water flooding. As a result of this, the site is likely to require an individually designed mitigation scheme to address this issue.</u></p>	To ensure the Plan reflects the latest position.	None.
MM48	Existing Commitment EC2: Land Surrounding Telephone Exchange Ongar Road and 7.201	<p>Amend bullet 3 and 4 under site planning principles:</p> <ul style="list-style-type: none"> <li>• <b>Conserve <u>Preserve and or enhance the character and or appearance of the Writtle Conservation Area and its setting</u></b></li> <li>• <b>Protect <u>Preserve and where appropriate enhance the setting of surroundings-listed buildings the listed buildings at 49 and 57 The Green</u></b></li> </ul> <p>Delete para 7.201:  Development will need to be sensitive to the surrounding listed buildings and seek to preserve and enhance the character and appearance of the Writtle Conservation Area.</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

MM49	Strategic Growth Site Policy 4 North East Chelmsford, 7.209, 7.214, 7.216, 7.228, 7.229, 7.238	<p><i>Amend bullet 7 under Supporting On-Site Development:</i></p> <ul style="list-style-type: none"> <li><b>Provision of two new stand-alone <u>early years and childcare</u> nurseries.</b></li> </ul> <p><i>Amend bullet 2 and 3 and delete bullet 5 under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Conserve and enhance the historic environment including Preserve or enhance the character and or appearance of the Little Waltham Conservation Area and its setting.</u></b></li> <li><b><u>Protect Preserve and where appropriate enhance the setting of listed buildings and their settings including New Hall, Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn, Channels Farmhouse, Mount Maskells, Powers Farmhouse, Peveral's Farmhouse, Shoulderstick Hall, Hobbits, Shuttleworth, Pratts Farmhouse, Pratts Farm Cottages and New Hall Registered Park and Garden in or close to the site</u></b></li> <li><b><u>Appropriate safeguarding for the existing open area formerly currently comprising a golf course on-site</u></b></li> </ul> <p><i>Add a new bullet after bullet point 3 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Provide a generous landscape buffer to preserve the settings of nearby heritage assets including Powers Farm, Peverels Farm, Park Farm Channels, Belsteads and those on Wheelers Hill/Cranham Road.</u></b></li> </ul> <p><i>Amend bullet 3 and 8 under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Land (circa <del>0.13</del> 0.26 ha) for a two stand-alone early years and childcare nurseryies (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority.</u></b></li> <li><b><u>Financial contributions to the delivery of the full Chelmsford North East Bypass (CNEB) beyond the site boundary, Beaulieu Station and community space and facilities</u></b></li> </ul> <p><i>Delete 15<sup>th</sup> bullet point under site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Safeguarding for the existing open area formerly currently comprising a golf course on-site</u></b></li> </ul> <p><i>Add paragraph before 7.209:</i>  <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> <li><u>New garden community for major housing and employment development</u></li> <li><u>Proposed Country Park</u></li> <li><u>Proposed Radial Distributor Road (RDR2)</u></li> <li><u>Minerals site, and</u></li> <li><u>Existing Open Space.</u></li> </ul> <p><i>Expand para 7.214:</i></p>	<p>For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the area for the Strategic Growth Site is clearly defined.</p> <p>The open space notation is out of date following closure of the golf course.</p> <p>Change also clarifies the context of this site following the deletion of Appendix D.</p>	None.
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		<p>As this is a Strategic Growth site and in order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 9 plots <u>within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the Travelling Showpeople site will be determined through the masterplanning process.</u></p> <p><i>Amend last sentence and add to end of para 7.216:</i></p> <p>This is expected to contribute significantly to the City's economic growth by providing a mix of opportunities for accommodation for medium and large-sized businesses and the location for Anglia Ruskin University's MedTechBic Campus. <u>The new development is also expected to provide an opportunity to bring forward a new Business Park of regional significance with the prospects for an Innovation Park of the highest design quality. This will be attractive to leading businesses in the Research and Development and High Technology sectors and could help place Chelmsford at the forefront of 21st century economic development in Essex and beyond. The new employment development will be in addition to existing commitments for significant new office/business floorspace in North East Chelmsford at Beaulieu and Channels including Beaulieu XChange business park.</u></p> <p><i>Amend para 7.228:</i></p> <p><del>The development must provide appropriate safeguarding for the existing open area currently comprising a golf course on site. The site includes an area of open space originally identified for existing and replacement golf holes. Due to its location, topography and ecology, this area will perform other important open space functions which will form part of the development on Strategic Growth Site 4. It is expected that a significant portion of this area will form open space with the precise boundaries to be decided through the masterplanning process. The site layout should also positively use existing topographical, heritage, ecological, and landscape site features such as established vegetation and water bodies. The design is also expected to ensure that the development achieves an attractive and well-planned gateway into Chelmsford.</del></p> <p><i>Amend para 7.229:</i></p> <p>Development design and layout is expected to <del>conserve</del> <u>preserve</u> <del>and or</del> where opportunities arise enhance the character <del>and or</del> appearance of the Little Waltham Conservation Area and preserve the listed buildings and their setting on and close to the site. <del>These include a Grade II Registered Park and Garden, New Hall and Grade I listed New Hall, Grade II listed barns at Old Lodge, Bulls Lodge, Belsteads Farmhouse and barn, Channels Farmhouse, Mount Maskells, Powers Farmhouse, Pratts Farm Cottages. The masterplan process will establish the detailed preservation and enhancement principles for this site.</del></p> <p><i>Insert the following after para 7.238:</i></p> <p><u>North East Chelmsford is already an area of change arising from major new development allocated in the Council's previous Local Development Framework which was subject of a detailed</u></p>		
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>masterplan. Outline planning permission has been granted for 4,350 new homes and up to 62,300 sqm of employment floorspace and the first phases are currently being developed.</u></p> <p><u>As part of the conditions of the outline permission for 3,600 of the total of 4,350 new homes (known as Beaulieu), all subsequent development proposals within reserved matters or full planning applications are required to comply with the approved Parameter Plans and adopted Landscape Design and Management Plan. This is to ensure compliance with the historic environment requirements of the now superseded North Chelmsford Area Action Plan regarding the protection and enhancement of the setting of the Grade I New Hall and its Registered Park and Garden and the implementation of the required Heritage Compensatory Measures. In the event that the extant planning permission is not implemented in full, any subsequent planning applications will be required to adhere in full to the adopted Landscape Design and Management Plan.</u></p> <p><u>The specific area where the New Hall Heritage Compensatory Measures should be implemented are shown on the Local Plan Policies Map.</u></p>		



MM50	Strategic Growth Site 5a – Great Leighs, Land at Moulsham Hall, 7.242, 2.244, 7.252, 7.253, 7.254	<p><i>Amend bullet 1 under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Preserve and where appropriate enhance the setting of the listed buildings at Moulsham Hall, Triceratops, Breams Farm, Creeds Twin/Hobby Croft, Chadwicks, Fortune Cottage, Stone Hall Cottage and Hump Cottage and other listed buildings</u></b></li> </ul> <p><i>Add new third bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Delete bullet 4 under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <del>Enhance the historic environment</del></li> </ul> <p><i>Add new bullet under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></b></li> </ul> <p><i>Add new para before 7.242:</i>  <u>The boundary of this Strategic Growth Site allocation is defined on the Policies Map and comprises the following notations:</u></p> <ul style="list-style-type: none"> <li>• <u>Site for new housing</u></li> <li>• <u>Area for conservation/ strategic landscape enhancement</u></li> <li>• <u>Land allocated for future recreation use and/or SUDS</u></li> <li>• <u>Existing Open Space, and</u></li> <li>• <u>Local Wildlife Site.</u></li> </ul> <p><i>Amend para 2.244:</i>  As this is a Strategic Growth site and in order to achieve a mixed and balanced new community, the development will be required to provide a Travelling Showpeople site for 5 plots <u>within the Strategic Growth Site allocation, as shown on the Policies Map. The location of the Travelling Showpeople site will be determined through the masterplanning process.</u></p> <p><i>Amend para 7.252:</i>  The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Local Wildlife Sites <u>Essex Wildlife Trust Nature Reserves, Phyllis Currie/Dumney Lane Woods. This may include financial contributions towards mitigating increased recreational impacts.</u></p> <p><i>Add to end of 7.252:</i>  <u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensure the area for the Strategic Growth Site is clearly defined.	None.
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><i>Amend para. 7.253:</i>  An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement. <u>The development is expected to preserve the setting of Moulsham Hall and to create an enhanced parkland setting.</u> Development design and layout should also take into consideration the setting of other heritage assets, including the Listed Buildings of Triceratops, Breams Farm, Creeds Twin/Hobby Croft, Chadwicks, Fortune Cottage, Stone Hall Cottage and Hump Cottage.</p> <p><i>Add new para after 7.254:</i>  <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions.</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM51	Strategic Growth Site 5b – Great Leighs – Land East of London Road, 7.264, 7.268	<p><i>Amend bullet 1 and add new second and third bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall and North Whitehouse and other listed buildings</u></b></li> <li>• <b><u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u></b></li> <li>• <b><u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Add new bullet under Site infrastructure requirements:</i>  <b><u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></b></p> <p><i>Amend para 7.264:</i>  Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites. Development design and layout should also take into consideration the setting of nearby <u>other</u> heritage assets, including the <u>nearby</u> listed buildings <u>North Whitehouse and Gubbions Hall</u> and the <u>Scheduled Monument at Gubbions Hall and its setting</u>. <u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p> <p><i>Add new para after 7.268:</i>  <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

MM52	Strategic Growth Site 5c – Great Leighs – Land North and South of Banters Lane, 7.264, 7.273, 7.274, 7.277, 7.278, 7.281	<p><i>Amend bullet point 1 under Movement and Access:</i>  <b>Main vehicular access to the site will be from Banters Lane or through EC3, via Main Road.</b></p> <p><i>Amend bullet 1 and add new second bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall, Blue Barnes Farm, The Cottage, Jasmine Cottage, Millers Cottage and Rose Cottage and other listed buildings</u></b></li> <li><b><u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u></b></li> </ul> <p><i>Delete bullet 3 and add new bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Enhance the historic environment</u></b></li> <li><b><u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Add new bullet under Site infrastructure requirements:</i></p> <ul style="list-style-type: none"> <li><b><u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></b></li> </ul> <p><i>Amend para 7.264:</i>  Development design and layout should also take into consideration the setting of other heritage assets, including the <u>nearby</u> listed building <u>North Whitehouse</u> and <u>sScheduled mMonument</u> at Gubbions Hall.</p> <p><i>Amend para 7.273:</i>  Great Leighs Primary School is <u>full-does not currently have capacity to accommodate future pupil forecasts from this development and forecast to remain so</u>. The scale of development <u>proposed across Strategic Growth Location 5</u> in this location will require a new two-form entry primary school with co-located 56 place early years and childcare nursery. A The new school is proposed early on in the development to be located on site 5a: Great Leighs – Land at Moulsham Hall <u>and Site 5c will contribute proportionately towards its provision</u>. It is essential that this school is available ahead of development of <u>Whilst</u> site 5c Great Leighs – Land north and south of Banters Lane may come forward prior to Site 5a in the event of there being sufficient capacity at Great Leighs Primary School and/or White Court Primary School to the north, commencement of both sites 5a and 5c should otherwise be coincident to ensure viability of the primary school programmed to receive the pupils from both sites. However, in the event that site 5a does not proceed on programme, as set out in the housing trajectory and Infrastructure Delivery Plan, and there remains insufficient places at Great Leighs Primary School, the developer of site 5c will need to work with Essex County Council to agree an alternative strategy to mitigate the impact of their development on the availability of school places. Any such alternative strategy should not undermine the SGS 5 policy ability to deliver on new primary school provision in respect of Site 5a.</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p>The nearest secondary schools to Great Leighs are located in Braintree town. The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) have jointly considered the potential implications arising from both Chelmsford's and Braintree's emerging Local Plans, and the provision of secondary school provision. Proposals for the future expansion of Notley High School in Braintree can provide secondary place capacity for this site allocation. <del>Effort should therefore be made</del> <u>Therefore, as part of site infrastructure requirements there is a need</u> to provide <u>connections from the site and improvements to the surrounding footpath and cycleway network to ensure</u> safe and direct walking and cycling routes between Great Leighs and Notley High School <u>and White Court Primary School</u> in Braintree.</p> <p><i>Amend para 7.274:</i> The development will take its vehicular access from Banters Lane <u>or through site EC3, via Main Road</u>, and be expected to mitigate its impacts on the local and strategic road network, both individually and collectively with the other allocations in Great Leighs.</p> <p><i>Amend para 7.277:</i> Development design and layout should also take into consideration the setting of <del>other nearby</del> <u>heritage assets, including the listed buildings and scheduled monument at Gubbions Hall. The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p> <p><i>Amend and move para 7.278 to the beginning of para 7.277:</i> Layout should also positively use existing topographical, heritage, ecological and landscape site features such as <del>shallow valleys</del>, established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites.</p> <p><i>Add additional para after 7.278:</i> <u>The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to the adjacent Essex Wildlife Trust Nature Reserve, Sandylay/Moat Woods. This may include financial contributions towards mitigating increased recreational impacts.</u></p> <p><i>Add new para after 7.281:</i> <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions.</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM53	Strategic Growth Site 6 – North of Broomfield and 7.287, 7.283, 7.293	<p><i>Amend bullet 1 under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect Conserve and where appropriate enhance the setting historic properties and of the listed buildings on Blasford Hill and the non-designated heritage assets Wood House, the Coach House and Wood House Lodge adjoining the site</u></b></li> </ul> <p><i>Add new second bullet under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect and where appropriate enhance the setting of the nearby Scheduled Monument to the north of the site</u></b></li> </ul> <p><i>Amend first sentence of para 7.287:</i> The development will provide a <del>multi-secondary purpose link</del> <u>new vehicular access</u> road into Broomfield Hospital Campus.</p> <p><i>Delete para 7.293</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM54	Existing Commitment EC3 – Great Leighs, Land East of Main Road	<p><i>Amend bullet 3 and add new bullet 4 under site planning principles:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect Preserve and where appropriate enhance the setting of Gubbions Hall and listed buildings along Main Road</u></b></li> <li><b><u>Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting</u></b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM55	Existing Commitment EC4 – East of Boreham	<p><i>Amend bullet 3 and 4 and delete bullet 8 under site planning principles:</i></p> <ul style="list-style-type: none"> <li><b><u>Protect Preserve or and where possible enhance the character and or appearance of the two conservation areas and their setting in the vicinity of the site</u></b></li> <li><b><u>Preserve and where appropriate enhance the setting of surrounding listed buildings</u></b></li> <li><del>Enhance the historic environment</del> <b>A)</b></li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

MM56	Strategic Growth Site Policy SGS7, 7.330, 7.339, 7.341, 7.342	<p><i>Amend first sentence:</i>  <b>Land to the north of Burnham Road (B1012) and east and west of the B1418, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned sustainable extension to the existing <u>town</u> neighbourhood, that maximises opportunities for sustainable travel, in a landscaped setting.</b></p> <p><i>Amend bullet 3 under amount and type of development:</i></p> <ul style="list-style-type: none"> <li>• <b>1,000sqm of flexible business floorspace providing a range of unit sizes and types</b></li> </ul> <p><i>Split second bullet under Supporting On-Site development:</i></p> <ul style="list-style-type: none"> <li>• <b>Neighbourhood Centre incorporating provision for convenience food retail (1,900sqm)</b></li> <li>• <b>Flexible neighbourhood scale business (1,000sqm) and community and healthcare provision</b></li> </ul> <p><i>Amend 3<sup>rd</sup> and 7<sup>th</sup> bullet under Movement and Access:</i></p> <ul style="list-style-type: none"> <li>• <b>Main vehicular access to the eastern parcel will be from Burnham Road <u>and/or</u> Woodham Road <del>roundabout (B1012)</del></b></li> <li>• <b>Provide additional <u>and/or improved</u> pedestrian and cycle connections to the Town Centre <u>and railway station</u></b></li> </ul> <p><i>Additional bullet under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Preserve and where appropriate enhance the setting of the listed buildings at Edwins Hall, Shaws Farmhouse, Tabrums, Wellington Farmhouse and Barn and Ilgars and the non-designated asset Hambert's Farm</u></b></li> </ul> <p><i>Add additional bullet points under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li>○ <b><u>Capacity improvements to the A132 between Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements</u></b></li> <li>○ <b><u>Multi-user crossings of the B1012 in South Woodham Ferrers which may include a bridge or underpass</u></b></li> </ul> <p><i>Amend sixth bullet:</i>  <del><b>Provision of and/or financial contributions towards, recreation disturbance avoidance and mitigation measures for European designated sites including the Crouch Estuary</b></del>  <b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through</u></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with Reasoned Justification and ensure the plan is up to date.	None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).
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		<p><b><u>project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Add new seventh bullet under 'Site Infrastructure Requirement':</i>  <b><u>Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance.</u></b></p> <p><i>Amend last sentence of para 7.330:</i>  The location of the Travelling showpeople site <del>within the Site Allocation</del> will be addressed through the wider master planning process <u>for the site.</u></p> <p><i>Amend para 7.339:</i>  Impacts from development on the local and strategic road network must be mitigated, and may include appropriate <del>road and junction</del> <u>highway</u> improvements along Burnham Road, the roundabout junctions at the B1418, Ferrers Road and Rettendon Turnpike, and the A132 and local junctions between the Town and the A130, in line with the Highway Authority requirements. Impacts of development <del>in-from within and to</del> the adjoining <u>areas including Basildon, Rochford and Maldon District</u> <del>need</del> <u>will</u> be part of this consideration.</p> <p><i>Inset new para after para 7.339:</i>  <u>Any improvements to the existing highway required to mitigate the impact of development from this strategic growth site, will be primarily focussed on junction enhancements, such as to the A132/B1012 Rettendon Turnpike, in order to improve the flow of traffic onto the strategic road network. These should not encourage through-traffic movements to use the local road network through neighbouring settlements such as Runwell and Wickford. The road network to the south of Chelmsford City Council's area, is also proposed for improvement by the Highway Authority including the A130, A127, A13 corridors. These include the A127/A130 Fairglens Interchange improvement scheme. Where appropriate, off-site mitigation of this strategic growth site should complement other relevant Highway Authority schemes to help ensure the strategic road network provides the most attractive route for through-traffic.</u></p> <p><i>Amend fourth sentence of para 7.341:</i>  At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.</p> <p><i>Add to end of para 7.341:</i></p>		
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><u>In addition, due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address the impacts other than recreational disturbance.</u></p> <p><i>Amend para 7.342:</i>            Whilst there are no heritage assets within the site boundary, there are a number of listed buildings and a <u>non-designated heritage asset</u> around the site including Grade II* Edwins Hall north of the site, and nearby Grade II buildings including Shaws Farmhouse, William Tabrums Copyhold, Wellington Farmhouse and Barn and Ilgars Manor. Development of this site will need to mitigate any impact on <u>these</u> the listed buildings and their settings.</p>		

MM57	Growth Site 8 – South of Bicknacre, 7.350, 7.353	<p><i>Amend bullet under amount and type of development:</i></p> <ul style="list-style-type: none"> <li>• Around <del>30</del> <u>35</u> new homes of mixed size and type including affordable housing.</li> </ul> <p><i>Amend bullet 1 and 2 under historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Protect Preserve and where appropriate enhance the setting of Grade II listed Star House</u></b></li> <li>• <b><u>Respect Protect and enhance the Thrift Wood Site of Special Scientific Interest (SSSI) to the south east of the site ensuring any new development provides any required mitigation measures</u></b></li> </ul> <p><i>Amend last para:</i></p> <p><b><u>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend second sentence of para 7.346:</i></p> <p>This development allocation lies to the south of Bicknacre. It will provide around <del>30</del> <u>35</u> new homes expected...</p> <p><i>Amend para 7.350:</i></p> <p>The Main Road frontage includes dispersed houses and cottages where the spacing and set back position of buildings, together with mature trees and woodlands, field boundaries and tracks, gives a rural character. Development should respect this rural character, which also forms part of the setting of the Grade II listed Star House. Development should also respect the Thrift Wood Site of Scientific Interest (SSSI) to the south east of the site. <u>The development will also be required to provide appropriate mitigation to avoid adverse impacts to the Thrift Wood Site of Scientific Interest (SSSI) to the south east of the site.</u></p> <p><i>Amend fourth sentence of para 7.353:</i></p> <p>At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and potentially the Essex Estuaries Special Area of Conservation.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies and ensures the Plan is up to date.	None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM58	Strategic Growth Site 9 – Danbury, 7.360, 7.362	<p><i>Amend Policy SGS9:</i>  <b>An allocation of <u>around 100</u> new homes to be accommodated within or adjoining the <u>Defined Key-Service Settlement Boundary</u> of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Danbury Neighbourhood Plan.</b></p> <p><i>Add new sub-section to end of Policy:</i>  <b><u>Site Masterplanning principles:</u></b>  <b><u>Conserve and enhance the Sites of Special Scientific Interest (SSSI) in and around Danbury (Blake's Wood and Lingwood Common SSSI, Woodham Walter Common SSSI, Danbury Common SSSI) ensuring any new development avoids direct impacts and mitigates indirect impacts (i.e. recreational damage) as a priority and provides any required mitigation measures where necessary (including those set within any emerging visitor impact studies / strategic solutions).</u></b></p> <p><i>Amend last para of Policy:</i>  <del><b>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</b></del></p> <p><i>Amend 1<sup>st</sup> sentence of para 7.360:</i>  ...the Spatial strategy makes an allocation of <u>around</u> 100 homes.</p> <p><i>Delete quote marks at end of last sentence of para 7.360</i></p> <p><i>Amend fourth sentence of para 7.362:</i>  At this stage, it is considered that development allocations in this location will be required to pay for the implementation of mitigation measures to protect <u>the interest features of European designated sites along the Essex Coast which include the</u> Crouch and Roach Estuaries Special Protection Area, Ramsar site and Site of Special Scientific Interest, and <del>potentially</del> the Essex Estuaries Special Area of Conservation.</p>	For effectiveness and consistency with national policy. This change also removes typographical errors and ensures the Local Plan is up to date.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM59	Policy SPA1	<p><i>Amend Policy SPA1 as follows:</i></p> <p><b>New development proposals at Strategic Growth Site 6 – North of Broomfield, to the north of the Hospital will <del>provide</del> <u>incorporate</u> a new access road <u>from Main Road (B1008) providing the opportunity for the Hospital to extend this road across land to be safeguarded within the Hospital campus to the hospital from Main Road (B1008).</u> Development within this Special Policy Area should safeguard the route of this new road and ensuring successful integration with the existing internal road network of the Hospital.</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with Policy SGS6.	None.
MM60	Policy SPA2	<p><i>Amend Policy SPA2 as follows:</i></p> <p><b><u>Development will be permitted for proposals</u> <del>The Council will support proposals which</del> provide ancillary functions to support the operation of the Racecourse, subject to good design quality; promoting more sustainable means of transport to the site and reducing use of individual trips by car; protecting and enhancing existing trees and hedgerows; <u>preserving nearby listed buildings and their settings</u>; minimising the impact of floodlighting; minimising environmental impacts including in respect of ecology and landscape, and ensuring the full restoration of the existing minerals site.</b></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM61	Policy SPA3	<p><i>Replace Policy SPA3 with:</i></p> <p><b><u>Development will be permitted for proposals that are not inappropriate development in the Green Belt as set out in the National Planning Policy Framework. Inappropriate development is harmful to the Green Belt and will not be permitted except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Very special circumstances may include proposals for water infrastructure and ancillary development where there is a demonstrable need and directly associated with the role, function and operation of the Hanningfield Reservoir Treatment Works Site.</u></b></p> <p><b><u>Subject to national policy on Green Belt, development proposals should: optimise opportunities for sustainable means of transport to the site and reduce individual trips by car; provide high quality buildings; focus built form around existing buildings; protect and enhance trees and hedgerows; avoid adverse impacts in respect of biodiversity and landscape, and promote the nature conservation interests and recreational uses of the reservoir without impact upon the nature conservation interests of Hanningfield Reservoir SSSI through recreational disturbance. Development proposals are also expected to provide suitable SuDS and flood risk management.</u></b></p>	For effectiveness and consistency with other policies.	None.
MM62	Policy SPA4	<p><i>Amend first sentence of Policy SPA4:</i></p> <p><b><u>The Council will support Development will be permitted for proposals which promote the continued role of these nationally important gardens.</u></b></p>	For effectiveness and consistency with other policies.	None.
MM63	Policy SPA5	<p><i>Amend Policy SPA5 as follows:</i></p> <p><b><u>The Council will support Development will be permitted for proposals for a mix of uses to support Sandford Mill's cultural, leisure and recreational focus which, improves the access into and within the Special Policy Area;...</u></b></p> <p><b><u>Any proposals should protect conserve and or enhance nature and conservation interests, including the Green Wedge and Chelmer and Blackwater Navigation Conservation Area.</u></b></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM64	Policy SPA6	<p><i>Replace Policy SPA6 with:</i></p> <p><b><u>Development will be permitted for proposals that are not inappropriate development in the Green Belt as set out in the National Planning Policy Framework. Inappropriate development is harmful to the Green Belt and will not be permitted except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Very special circumstances may include development directly associated with the role, function and operation of Writtle University College and there is a demonstrable need.</u></b></p> <p><b><u>Subject to national policy on Green Belt, development proposals should: look for opportunities to improve circulation through and links with existing College buildings; promote more sustainable means of transport to the site and reduce individual trips by car and improve the facilities of the University College. This includes replacing existing buildings or structures of poor design quality and materials with well-designed high-quality buildings and structures that would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</u></b></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM65	Policy HO1, 8.4, 8.5	<p><i>Amend Policy HO1 A) ii as follows:</i>  <del>each dwelling, 50% of new dwellings</del> to be constructed to meet requirement M4(2) of the Building Regulations 2015 (accessible or adaptable dwellings), or subsequent government standard.</p> <p><i>Amend Policy HO1 B) i as follows:</i>  <del>a minimum of 5% of new affordable dwellings</del> should be built to meet requirement M4(3) of the Building Regulations 2015 (wheelchair user dwellings), or subsequent government standard.</p> <p><i>Amend Policy HO1 C) i as follows:</i>  <del>a minimum of 5% self-build homes which can include custom housebuilding. At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for self-build/custom build homes;</del> and</p> <p><i>Add the following text to the end of paragraph 8.4:</i>  <u>Where the 5% requirement does not result in whole numbers of units, the number of affordable dwellings meeting requirement M4(3) of the Building Regulations 2015, will be rounded up.</u></p> <p><i>Add the following text after the 4<sup>th</sup> sentence of paragraph 8.5:</i>  <u>Where the 5% requirement does not result in whole numbers of units, the number will be rounded up.</u></p> <p><i>Delete the following wording for para 8.5:</i>  <del>At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for self-build/custom build.</del></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM66	Policy HO2, 8.10, 8.11, 8.12, 8.15	<p><i>Delete HO2 A) ii:</i>  ii. <del>comprise a maximum combined floorspace of more than 1,000 square metres (gross internal area).</del></p> <p><i>Amend the last sentence of paragraph 8.10 to:</i>  This assessment identified a total affordable housing need in Chelmsford of 179 <u>affordable dwellings for rent</u> per-annum.</p> <p><i>Replace paragraph 8.11 with:</i>  <u>The SHMA reviewed a range of affordable housing products available to meet housing need. The SHMA calculates 22% of overall housing should be provided as either social or affordable rented accommodation. The SHMA also shows demand for discounted market housing and shared ownership housing, which meets the definition of affordable housing, from households already in the market sector is around 16% of the overall housing. Where major development involving the provision of housing is proposed, national planning policy (NPPF 2019) requires (with some exceptions) at least 10% of homes to be available for affordable home ownership. The Local Plan Viability Study including the CIL Viability Review incorporated a series of assumptions including 35% affordable housing consisting of 13% shared ownership and 67% affordable rent housing. In order to meet the need for affordable homes for rent identified in the SHMA and the demand for affordable home ownership housing that the Government requires, Policy HO2 A) requires the provision of 35% of the total number of residential units to be provided and maintained as affordable housing. The results of the Local Plan Viability Study including CIL Viability Review demonstrates that the threshold and types of affordable housing contributions identified in the Local Plan are achievable and the cumulative impact of policies in the Local Plan will not put development at serious risk.</u></p> <p><i>Amend paragraph 8.12:</i>  <del>There is a requirement to provide 23.1% of the overall housing need as either social or affordable rented accommodation in the SHMA. The SHMA indicates there is a net need for all sizes of affordable housing. The largest net need is for two bedroom units, followed by one bedroom units.</del></p> <p><i>Delete paragraph 8.15</i></p>	For effectiveness and compliance with national policy. This change ensures consistency with other policies. The text has been incorporated in amended paragraph 8.11.	None.



Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM67	Policy HO3	<p><i>Amend 1<sup>st</sup> para of Policy HO3:</i></p> <p><b>The Council will make provision for the accommodation needs of Gypsy, Traveller or Travelling Showpeople, who meet the national Planning Policy for Traveller Sites (PPTS) definition, through an allocated sites within the Local Plan.</b></p> <p><i>Delete Criterion A) iii and B) iv of Policy HO3</i></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.
MM68	Policy EM1 and para 8.28	<p><i>Amend first sentence of Policy EM1 as follows:</i></p> <p><b>Within the Employment Areas, Rural Employment Areas and new employment site allocations, <del>which include existing</del> as shown on the Policies Map, the Council will seek to provide and retain Class B uses or other 'sui generis' uses of a similar employment nature unless it can be demonstrated that there is no reasonable prospect for the site to be used for these purposes. Planning permission will be granted for the redevelopment or change of use for non-Class B uses where:</b></p> <p><i>Amend para 8.28:</i></p> <p>The protection of the City Centre and other designated centres for their retail function is a key objective of this Plan. A proliferation of A1 uses in the Employment Areas could be harmful to this objective and will be resisted, with the exception of small scale proposals (in terms of floorspace) <u>and it being ancillary in nature by supplementing the predominant employment offering within the Employment Area.</u> Only in exceptional circumstances, where it can be demonstrated that the use would not materially harm the function, character and purpose of the employment area or other designated retail centres limited in relation to overall floorspace and the extent of contained in the employment area and ancillary Class A uses may be acceptable.</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM69	8.39	<p><i>Amend para 8.39 to:</i></p> <p>For the purposes of all relevant policies of the Local Plan, the term Countryside includes Green Belt, Green Wedges, <del>Green Corridors</del> and the Rural Area. All of these designations are defined on the Policies Map. <del>The Green Wedges and Green Corridors</del> <i>overlie</i> overlays both the Green Belt and Rural Area.</p>	To ensure the Plan is justified, the Green Corridor designation is to be deleted from the Plan. (See also MM71, MM73, MM74, MM75 and MM76 where policy changes are to be made)	None. Whilst the 'green corridors' aspect of the plan may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.
MM70	Policy CO2, 8.48, 8.49	<p><i>Amend Policy CO2:</i></p> <p><b>POLICY CO2– NEW BUILDINGS AND STRUCTURES IN THE GREEN BELT</b></p> <p><b>Where new buildings or structures are proposed within the Green Belt, inappropriate development will not be approved except in very special circumstances.</b></p> <p><i>Delete criterion A. (iv), A. (x) and D) of Policy CO2.</i></p> <p><i>Delete the last two sentences of paragraph 8.48</i></p> <p><i>Replace para 8.49 with:</i></p> <p><u>The Council acknowledges that due to the extent of the Green Belt in Chelmsford there may be instances where new buildings related to community or educational uses may be proposed e.g. a new village hall, new ancillary buildings related to an existing school. In accordance with the NPPE, these types of uses will be considered inappropriate development. However, the locational need for these types of uses will be given appropriate weight when considering whether there are very special circumstances that weigh in favour of the proposals.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

MM71	Policy CO3, 8.53, 8.55, 8.56, 8.57, 8.59, 8.58	<p><i>Amend Policy title, Criterion A title and first sentence to:</i>  <b>POLICY CO3 – NEW BUILDINGS AND STRUCTURES IN <u>THE GREEN WEDGES AND GREEN CORRIDORS</u></b></p> <p><b>A) New buildings <u>and structures</u></b></p> <p><b>Planning permission will be granted for new buildings <u>and structures</u> where the development does not conflict with the purposes of the Green Wedge designation <del>or Green Corridors designation</del>, and is for:</b></p> <p><i>Amend criterion A) ii. to:</i>  <b>a local community facility that supports the role and function of the Green Wedge <del>or Green Corridor</del>; or</b></p> <p><i>Amend criterion A) iv. to:</i>  <b>local transport infrastructure and other essential infrastructure <u>or development which supports existing or potential utility infrastructure where which can demonstrate a requirement for a the Green Wedge or Green Corridor location is appropriate and the benefits of which override the impact on the designation</u>; or</b></p> <p><i>Amend criterion B) to:</i>  <b><del>Where the development is located within a Green Wedge, p</del> Planning permission will only be granted where the role and function of the Green Wedge, in maintaining open land between built-up areas, protecting biodiversity and promoting recreation, would not be materially harmed, and where the development would have no greater impact on the character and appearance of the area than the existing use and/or development. <u>The Council will assess the development based on the following:</u></b></p> <p><b><del>Where the development is located within a Green Corridor, planning permission will be granted where the development would have no greater impact on the character and appearance of the landscape along these river-valley corridors than the existing use and/or development.</del></b></p> <p><b>In both a Green Wedge and Green Corridor, the Council will assess the development based on the following:</b></p> <ul style="list-style-type: none"> <li>i. the size, scale, massing and spread of the new development compared to the existing; and</li> <li>ii. the visual impact of the development compared to the existing; and</li> <li>iii. the impact of the activities/use of the new development compared to the existing.</li> </ul>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None Whilst the 'green corridors' aspect of the plan may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.
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Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
		<p><i>Amend criterion C) iv. to:</i>  <b>where the development is located within a Green Wedge, the new building is not materially larger than the one it replaces.</b></p> <p><i>Replace para 8.53 with:</i>  <u>The Green Wedge is a local landscape designation that recognises the crucial role of the main river valleys in providing important open green networks for wildlife, flood storage capacity, leisure and recreation and sustainable means of transport. It also has an important role in preventing settlement coalescence and maintaining a sense of place and identity for neighbourhoods. New buildings within the Green Wedge will be restricted to ensure that the openness, role and function of these landscapes are not adversely affected.</u></p> <p><i>Amend para 8.55 to:</i>  Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes <u>and the benefits of which override the impact of the designation</u> e.g. sewage or water connections, <u>power sources</u>, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, <u>including on-site and off-site reinforcements to existing networks</u>. Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed e.g. a Park and Ride facility, new roads and bridges. Essential infrastructure will also be recognised as that proposed by statutory undertakers.</p> <p><i>Remove Green Corridor reference from paras 8.56, 8.57 &amp; 8.59</i></p> <p><i>Amend para 8.58 to:</i>  Economic growth in the Green Wedge <del>and Green Corridors</del> is encouraged but new buildings will only be permitted in circumstances where the proposal supports the sustainable growth and expansion of an existing, authorised and viable rural business. The need for <del>a the</del> Green Wedge <del>or Corridor</del> location would need to be justified. The Council must be satisfied that the new building is necessary for the existing business and that it is likely to continue to grow and prosper. New buildings for start-up businesses will not be permitted in the Green Wedge <del>or Corridor</del>. This is to avoid the proliferation of new buildings which are unconnected to existing sites and uses and may result in harm to the <del>valued open</del> <u>openness and landscape character of the landscapes and river valleys.</u></p>		

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM72	Policy CO4, 8.64, 8.65, 8.66, 8.68	<p><i>Amend criterion A) title and first sentence to:</i>  <b>A) New buildings and structures</b></p> <p><b>Planning permission will be granted for new buildings and structures....</b></p> <p><i>Amend criterion A) iii. to:</i>  <b>iii. local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure</b></p> <p><i>Amend first sentence of para. 8.64 to:</i>  Proposals for new buildings and structures...</p> <p><i>Amend para. 8.65 to:</i>  Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes <u>and the benefits of which override any adverse impacts on the intrinsic character and beauty of the countryside. e.g. electricity substation, waste water treatment sites, emergency services or telecommunications. e.g. sewage or water connections, power sources, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, including on-site and off-site reinforcements to existing networks.</u> Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed e.g. a Park and Ride facility, new roads and bridges. <u>Essential infrastructure will also be recognised as that proposed by statutory undertakers.</u></p> <p><i>Amend first sentence of para. 8.66 to:</i>  Buildings and structures.....</p> <p><i>Amend first sentence of para. 8.68 to:</i>  Economic growth in the Rural Area is encouraged but new buildings and structures....</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM73	Policy CO5	<p><i>Amend Policy title, Criterion B title and first sentence to:</i></p> <p><b>POLICY CO5 – INFILLING IN THE GREEN BELT, GREEN WEDGE, <del>GREEN CORRIDOR AND RURAL AREA</del></b></p> <p><b>B) <del>Green Wedges, Green Corridors and</del> or Rural Area</b></p> <p><b>Planning permission will be granted for infilling in the Green Wedge, <del>Green Corridors and</del> <u>or Rural Area</u> provided that:.....</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM74	Policy CO6, 8.76, 8.77, 8.78	<p><i>Amend Criterion B title and first sentence to:</i>  <b>B) Green Wedges and Green Corridors</b>  <b>Planning permission will be granted for the change of use of buildings in the Green Wedge and Green Corridors where:</b></p> <p><i>Amend Criterion B iii. to:</i>  <b>iii. the use of any land within the curtilage of the building, and which is to be used in association with that building, would not conflict with the purposes of the Green Wedge or Green Corridor Designations; and</b></p> <p><i>Amend last para of Criterion B to:</i>  <b>Changes of use of land and engineering operations will be permitted where the development would not adversely impact on the role, function, character and appearance of the Green Wedges and Green Corridors as set out in Policy CO1 Strategic Policy S13.</b></p> <p><i>Delete para. 8.76</i></p> <p><i>Amend first sentence of para 8.77 to:</i>  Within the Green Belt, <del>and Green Wedges and Green Corridors</del>, any alteration or extension included as part of a change of use will require careful scrutiny in order to ensure that it is not disproportionate in relation to the existing building.</p> <p><i>Amend first and second sentence of para 8.78 to:</i>  Buildings will normally have an identified curtilage. It is important to consider how the curtilage may alter as part of the change of use to the host building; for example, through storage or domestication. In the Green Belt, the Council will be mindful about the impact on openness. In the <del>Green Wedges and Green Corridors</del>, the ancillary use of the land should not conflict with the purpose of the designations.</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM75	Policy CO7, 8.84	<p><i>Amend policy title, criterion B title and first sentence to:</i>  <b>POLICY CO7 – EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGES, GREEN CORRIDORS AND RURAL AREA</b></p> <p><b>B) Green Wedges and Green Corridors</b>  <b>Planning permission will be granted for extensions or alterations to existing buildings where the building is located within the Green Wedge or Green Corridor and the extension or alteration would not:</b></p> <p><i>Amend Criterion B ii. &amp; iii. to:</i>  <b>ii. be out of keeping with its context and surroundings or result in any other <u>unacceptable</u> harm; and</b>  <b>iii. conflict with the purposes of the Green Wedge or Green Corridor designation.</b></p> <p><i>Amend criterion C) i. to:</i>  <b>i. <u>be disproportionate in size, scale and proportions, such that the form and appearance would be out of keeping with the existing building, its context and surroundings be out of keeping with its context and surroundings and does not result in any other unacceptable harm; and</u></b></p> <p><i>Amend para 8.84 to:</i>  B) Green Wedge and Green Corridors  The role of the main river valleys will be protected and enhanced as a valued and multi-faceted landscapes for their openness and preventing settlement coalescence and its function as an important green networks for wildlife, leisure and recreation. Some parts of the Green Wedges and Green Corridors may also fall within the Green Belt. In these cases, the objectives and purpose of the Green Belt will still apply; Green Belt is a national designation, subject to national policies and will still be given full weight in planning decisions. The Green Wedge and Green Corridors will also covers parts of the designated Rural Area and, in these cases the proposal will need to conform with both Parts B and C of the policy.</p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.



Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM76	Policy CO8	<p><i>Amend second paragraph of policy to:</i></p> <p><b>Planning permission will be granted for a new dwelling or caravan in the <u>Green Wedge or Rural Area</u>, <del>Green Wedge or Green Corridor</del> where there is a proven essential need for the purposes of agriculture or forestry, horse breeding and training, livery or other land-based rural business.</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None. Whilst the 'green corridors' aspect of the policy may have had some incidental benefits for the protection of European sites (principally by providing some additional safeguarding for linear natural and semi-natural areas away from the coast) this aspect of the plan does not alter (a) the likely scale of effects on European sites or (b) the effectiveness of the mitigation (e.g. RAMS) for ensuring that adverse effects do not occur.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM77	Policy HE1	<p><i>Amend criterion A):</i>  <b>The impact of any development proposal on <u>the significance of a designated heritage asset or its setting</u>, and the level of any harm, will be <u>considered weighed</u> against any public benefits arising from the proposed development. Where there is substantial harm or total loss of significance of the designated heritage asset, <del>this will be weighed against any substantial public benefits, unless consent will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss;</del> or all of the following apply:</b></p> <p><i>Amend first para and delete last para under B) Listed Buildings:</i>  <b>In addition <u>to the above</u> Criteria A) the Council will preserve Listed Buildings and will <u>permit</u> only support proposals where:</b></p> <p><b><del>Applications involving the demolition of a Listed Building will only be granted in exceptional circumstances, where the substantial public benefit derived from the proposals outweighs the loss.</del></b></p> <p><i>Amend first para under C) Conservation Area:</i>  <b>In addition <u>to the above</u> Criteria A) development will <u>only</u> be permitted in Conservation Areas where:</b></p> <p><i>Amend criterion D):</i>  <b><u>Development proposals should protect Registered Parks and Gardens and their settings. Harm should be assessed in accordance with the tests within Part A of this policy. In addition, to the above Criteria A) planning permission will only be granted for proposals that would not cause harm to the character or setting of Registered Parks or Gardens unless there is a the harm is outweighed by public benefit.</u></b></p> <p><i>Amend criterion E):</i>  <b><u>Development proposals should protect Scheduled Monuments and their settings. Harm should be assessed in accordance with the tests within Part A of this policy. In addition, to the above Criteria A) planning permission will only be granted for proposals that would not adversely affect a Scheduled Monument or its setting unless there is a the harm is outweighed by public benefit.</u></b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM78	Policy HE3	<p><i>Amend first sentence of Policy HE3:</i></p> <p><b>Planning permission will be granted for development affecting archaeological sites providing it protects, enhances and <u>or</u> preserves sites of archaeological interest and their settings.</b></p>	For consistency with national policy as some assets of archaeological interest may not require protecting, enhancing and preserving so 'and' is replaced with 'or'.	None.
MM79	Policy NE1, 8.109	<p><i>Add to end of (A) Internationally Designated Sites:</i></p> <p><b><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></b></p> <p><i>Amend para 8.109:</i></p> <p>The development proposal should be informed by the results of the checklist and any relevant survey <u>and apply the mitigation hierarchy</u> and have regard to the Council's Green Infrastructure Strategy: <u>Strategic Plan.</u></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies	None. NE's position regarding the application of the RAMS has changed since the submission of the draft Local Plan for examination, and the area included under the previously proposed Recreational 'Zones of Influence' (RZoI) has been extended. The RAMS will be sufficient to mitigate any effects on European sites due to 'in combination' recreational pressure, and increasing the area over which RAMS contributions are sought will not alter this position (i.e. the mitigation provided by the RAMS is scalable).

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM80	Policy NE2, 8.113	<p><i>Amend A) first para:</i>  <b>Planning permission will only be granted for development proposals that do not result in unacceptable harm to the health of a preserved tree, trees in a Conservation Area <u>or</u> Registered Park and Garden, preserved woodlands or ancient woodlands. Consideration will also be given to the impact of a development on aged or veteran trees found outside ancient woodlands.</b></p> <p><i>Amend A) second para:</i>  <b>Development proposals that have the potential to affect preserves trees, trees in a Conservation Area <u>or</u> Registered Park and Garden, ...</b></p> <p><i>Amend B) as follows:</i>  <b>B) <del>Non-Protected</del> <u>Other Landscape Features</u></b>  <b>Planning permission will only be granted for development proposals that do not result ....</b></p>	For effectiveness and consistency with national policy. This change ensures consistency with other policies	None.
MM81	Policy NE3	<p><i>Amend Policy NE3, part A (ii) as follows:</i>  <b>ii. <del>it seeks to achieve betterment and does not worsen flood risk elsewhere.</del></b></p> <p><i>Amend Policy NE3, part B (ii) as follows:</i>  <b>ii. manage 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 <u>and volumes as far as is reasonably practical</u>; and</b></p> <p><i>Amend Policy NE3, part C, final sentence, as follows:</i>  <b>As well as providing appropriate water management measures, where possible SuDS should be multi-functional to deliver benefits for wildlife, amenity and landscape <u>the built, natural and historic environment.</u></b></p>	For effectiveness, legally compliant and consistency with national policy. This change ensures consistency with other policies.	None.
MM82	Policy NE4	<p><i>Amend first criteria:</i>  <b>i. <del>do not cause demonstrable harm to residential amenity</del> <u>living environment</u>; and</b></p> <p><i>Amend fourth criterion:</i>  <b>iv. do not have an unacceptable visual impact which would be harmful to <del>its setting</del> <u>the character of the area</u>; and</b></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM83	Policy CF1, 8.125	<p><i>Amend Policy CF1(iv):</i>  <b>iv. there would be no unacceptable impact on the character, appearance or amenities of the area-local environment; and</b></p> <p><i>Amend paragraph 8.125:</i>  New development should be physically compatible in form and appearance with its surroundings. It should not adversely impact <u>the local environment of the area by reason of impact on residential</u> its neighbours and should avoid adverse impacts on, <u>noise, pollution, biodiversity, air or</u> and water quality.</p>	For effectiveness and consistency with other policies.	None.
MM84	Policy CF2	<p><i>Amend Policy CF2 A) by adding a new sentence under the criteria:</i>  <b><u>In relation to the loss of a locally valued community facility that is commercial in nature, such as public houses, and private healthcare, evidence will need to be submitted to demonstrate that the use is not economically viable and that it is no longer required to meet the needs of the local community.</u></b></p>	For effectiveness and consistency with other policies.	None.
MM85	Policy MP1	<p><i>Amend policy title:</i>  <b>POLICY MP1 – HIGH QUALITY AND INCLUSIVE DESIGN</b></p> <p><i>Amend part (B) (vi) to:</i>  <b>vi. create safe, <u>accessible and inclusive</u> environments</b></p> <p><i>Amend vii to:</i>  <b>vii. minimise the use of natural resources in accordance with Policy MP3.</b></p> <p><i>Add end of para 9.3:</i>  <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with national planning policy	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM86	Policy MP2, 9.9 and 9.14	<p><i>Amend first para of Policy MP2:</i>  <b>The Council will require all new major development to meet the highest standards <u>be of high quality of built form</u> and urban design.</b></p> <p><i>Amend first bullet point of MP2:</i></p> <ul style="list-style-type: none"> <li><b><u>Respect the historic and natural environment of biodiversity and amenity interests through the provision of a range of greenspaces</u></b></li> </ul> <p><i>Amend 11<sup>th</sup> bullet to of MP2:</i></p> <ul style="list-style-type: none"> <li><b><u>Provide public open space or larger-scale and contribute to green infrastructure</u></b></li> </ul> <p><i>Amend 14<sup>th</sup> bullet of MP2:</i></p> <ul style="list-style-type: none"> <li><b><u>Minimise use of natural resources in accordance with Policy MP3.</u></b></li> </ul> <p><i>Add to end of Policy:</i>  <b><u>Where relevant, new residential development must be in accordance with the standards as set out in Appendix A, unless it can be demonstrated that the particular site circumstances require a different design approach allow for a lower provision.</u></b></p> <p><i>Amend references to 'high standards' within para 9.9 to <u>high quality</u>.</i></p> <p><i>Add the following as penultimate sentence to 9.9:</i>  <u>The Council will encourage developers to have regard to the design principles set out in the Essex Design Guide.</u></p> <p><i>Add new para after 9.14:</i>  <u>All new residential development will be required to comply with the development standards within Appendix A. Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u></p>	For effectiveness and consistency with other policies.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM87	Policy MP3 and 9.20	<p><i>Amend first para of Policy MP3:</i>  <b>The Council will expect all new dwellings and non-residential buildings to incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions, and the use of natural resource, as follows where relevant.</b></p> <p><i>Re-order policy to the following order:</i>  <b>All new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day.</b></p> <p><i>Expand the next para to the following:</i>  <b>New dwellings and non-residential buildings shall provide convenient access to Electric Vehicle (EV) charging point infrastructure as follows:</b></p> <ul style="list-style-type: none"> <li><b><u>Residential development should provide Electric Vehicle (EV) charging point infrastructure at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated).</u></b></li> <li><b><u>Non-residential development should provide charging points equivalent to 10% of the total parking provision.</u></b></li> <li><b><u>Public charging points should be located in highly visible, accessible locations close to building entrances.</u></b></li> </ul> <p><i>Delete the paragraph:</i>  <del><b>Non-residential developments of 1000sqm or more will be required to achieve at least a 10% reduction in carbon dioxide emissions above the requirements of current Building Regulations.</b></del></p> <p><b>All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of 'Very Good'.</b></p> <p><i>Replace paragraph 9.20 with:</i>  <u>The standards for electrical vehicle charging points for new residential development are taken from The Institute of Air Quality Managements guidance document 'Land-Use Planning &amp; Development Control: Planning for Air Quality (2017)' and is now the standard in many Councils across the UK. Standards for non-residential developments are set by the Low Emission Partnership's 2013 guidance document Low Emission Topic Note 1 Provision of EV charging points.</u></p> <p><i>Add end of para 9.22:</i>  <u>Detailed guidance is contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with other policies and includes the requirements against which applications should be judged in the policy text.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM88	Policy MP4 and 9.25	<p><i>Amend title of policy:</i>  <b>POLICY MP4- DESIGN SPECIFICATION FOR DWELLINGS AND HOUSES IN MULTIPLE OCCUPATION</b></p> <p><i>Amend Policy MP4 A) v):</i>  <b>v. Provide appropriate and well designed refuse and recycling recycling and waste storage.</b></p> <p><i>Amend Policy MP4 (B) (i) and iii):</i>  <b>i. achieve sufficient amenity communal garden space; and</b>  <b>iii. Provide refuse and recycling appropriate and well designed recycling and waste storage within the plot of the building in which the property is located, or a communal store where the development relates to more than one property; and</b></p> <p><i>Delete Policy MP4 (B) (v) and para 9.25</i></p> <p><i>Add end of para 9.23:</i>  <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with other policies. The title is changed as it currently suggests the Policy only applies to HMO's. The change also clarifies matters relating to recycling and waste storage. It also removes elements that are dealt with under the Building Regulations.	None.
MM89	Policy MP5	<p><i>Amend first para:</i>  <del><b>The Council will have regard to All development will be required to comply with the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009), or as subsequently amended, when determining planning applications.</b></del></p>	For effectiveness of the policy	None.
MM90	Policy MP6, 9.31 and 9.32	<p><i>Amend Policy MP6:</i>  <b>The Council will permit support proposals for buildings above 6 5 storeys or above 16m high in part of the City Centre, provided:</b></p> <p><i>Amend third sentence of para 9.31</i>  Suitable locations for tall buildings may be areas that are the most well-connected by public transport whilst providing opportunities to make the most efficient use of land; and around the transport interchange of the train and bus stations or large public spaces where tall structures are able to make a positive contribution to the existing character and context of an area subject to all of the above justifications.</p> <p><i>Add to end of para 9.32:</i>  <u>Consideration should be given to the detailed guidance contained within the Council's Making Places Supplementary Planning Document.</u></p>	For effectiveness and consistency with other policies and to provide clear reference to the SPD being produced to support the Local Plan.	None.



Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM91	Policy MP7 and paragraphs 9.33-9.36	Delete Policy MP7 and paragraphs 9.33-9.36	The policy duplicates the requirements within the Building Regulations Approved Document R and it is proposed to be deleted, along with the relevant reasoned justification. The aspirations to support the expansion of high speed broadband is suitably captured within Strategic Policy S11.	None.
MM92	Policy PA1, 9.37 and 9.38	<p>Amend Section Title to:  <b>PROTECTING AMENITY <u>LIVING AND WORKING ENVIRONMENTS</u></b></p> <p>Amend para 9.37:  An essential part of high-quality design should be the safeguarding of the living <u>and working</u> environments of existing and future residents.</p> <p>Amend policy title:  <b>POLICY PA1 - PROTECTING AMENITY <u>LIVING AND WORKING ENVIRONMENTS</u></b></p> <p>Substitute the word 'amenities' for the term 'living environments' in PA1 (i):  i. <b>safeguards the <u>amenities living environments</u> of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing. The development shall also not result in excessive noise, activity or vehicle movements; and</b></p> <p>Amend PA1 (ii):  ii. <b>is compatible with neighbouring or existing uses in the vicinity of the development and protects the wider amenities of the area by ensuring that the development, and its relationship with the surrounding area, avoids unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations or other issues, unless appropriate mitigation measures can be put in place and permanently maintained.</b></p> <p>Substitute the word 'amenities' for the term 'living environments' in second sentence of para 9.38:  This includes the protection of existing amenity <u>living environments</u> by ensuring there is not excessive noise or unacceptable overlooking created by new development.</p>	<p>To provide clarity to the reader and make clear this policy deals with both living and working environments.  The criterion is split into (i) and (ii) to reflect this consideration.</p>	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM93	Tables 5-8 Monitoring Framework	<i>Replace with table in Annex 4</i>	To update the monitoring framework in light of the proposed main modifications and to ensure monitoring is effective	None.
MM94	Appendix A	<p><i>Amend Para A1:</i> This Appendix provides information about standards that apply to all new residential developments in Chelmsford including conversions, whether apartments, houses, or houses in Multiple Occupation (HMO's) or extensions. The standards also apply to extensions to existing dwellings in most circumstances. <u>unless it can be demonstrated that the particular site circumstances require a different design approach.</u></p> <p><i>Amend Para A2:</i> <del>These standards are provided as an Appendix rather than set out in policies within the Local Plan to enable them to be reviewed and updated more readily. They standards are guidance to be applied to planning applications and seek to ensure new developments will meet the needs of their occupiers, minimise the impact of new developments on surrounding occupiers and encourage higher rates of recycling. Detailed guidance is contained within the Council's Making Places Supplementary Planning Document.</del> Where relevant, links have been provided to other Council documents or national standards.</p> <p><i>Amend Para A3:</i> <del>...and a good standard of amenity</del> <u>living environment</u> ...</p> <p><i>Amend text following Table 9:</i> * For tall buildings (above 6 <u>5</u> storeys or 16 metres) ...</p> <p><i>Amend caption for Figure 12:</i> <del>Separation distances and amenity standards</del> <u>private garden</u> space for a small ...</p>	Consequential changes to Appendix A following changes to term 'amenity' in Policy PA1 to be consistent. Changes also correct the status of Appendix A within the Local Plan.	None.
MM95	Appendix B Housing Site Breakdown	<i>Delete Appendix B</i>	Appendix B was intended to assist with the understanding of how elements of the housing numbers were derived to assist with the consultation process. It is not referred to anywhere in the Plan and the status of sites has now moved on so it is no longer required.	None.

Ref. No.	Para. / Policy	Main Modification	Reasons for Main Modification	Implications for HRA
MM96	Appendix C	<p>Update Housing Trajectory to include Windfall figures for year 6 onwards in accordance with Annex 5 attached to this Schedule.</p> <p><i>Replace with Local Plan Housing Trajectory, Employment Trajectory and Gypsy, Traveller and Travelling Showpeople Trajectory 2019 in Annex 5.</i></p> <p><i>Replace Figure 15: 2013-2036 Housing Trajectory in Annex 5.</i></p> <p><i>Reflect the updates to the Housing Trajectory delivery timescales in reasoned justification for the following paragraphs 7.48, 7.58, 7.64, 7.74, 7.84, 7.111, 7.125, 7.172, 7.188, 7.197, 7.242, 7.257, 7.269, 7.282, 7.306, 7.313, 7.325 and 7.346.</i></p> <p><i>In addition, amend the format of dates for example <del>20XX/XX and 20XX/20XX</del> to <u>20XX and 20XX</u> for the following paragraph 7.143, 7.156, 7.209 and 7.301.</i></p> <p><i>Amend C2:</i>  C2 For each of the above, timeframes for development have been projected based on the following information:</p> <ul style="list-style-type: none"> <li>Published housing completions for years 2013/14 to <del>2018/19</del><u>16/17</u></li> <li>Known planning permissions and expected time frames for development, based on developers' projected build out rates (sourced from the April 201<u>9</u><del>7</del>-Housing Site Schedule) for years 201<u>9</u><del>7</del>/<u>19</u><del>8</del> to 202<u>3</u><del>1</del>/<u>24</u><del>2</del></li> <li>Expected time frames for the development of Pre-Submission Local Plan allocations, based on projected build out rates and information from site promoters for years 201<u>9</u><del>7</del>/<u>19</u><del>8</del> to 202<u>3</u><del>1</del>/<u>23</u><del>2</del> as applicable</li> </ul>	To ensure the numbers in Strategic Policy S9 are correctly reflected in the Trajectory and to provide an annual update which will need to be taken into account at the time of publication.	None.
MM97	Appendix D	<i>Delete Appendix D – North Chelmsford Area Action Plan</i>	Deletion to ensure the plan is sound by removing this extract of the AAP as it is to be superseded by the Plan (see also MM14)	None.
MM98	11.2	<p><i>Amend third sentence of para 11.2 to:</i>  These include a Review of the Defined Settlement and Urban Area Boundaries 2018; <u>and an Open Space Assessment 2016.</u> <del>and a review of Green Wedges and Green Corridors 2017.</del></p>	For effectiveness and consistency with other policies.	None.

## Appendix B – Additional Modifications

This schedule sets out the Additional Modifications to the Chelmsford Pre-Submission Local Plan proposed by the Council; the paragraph and policy numbers refer to the submitted Local Plan. New text is shown as underlined. Deleted text is shown as ~~strike through~~. Actions are shown in *italic*.

Table B1 Review of Additional Modifications

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM1	Front Cover	<i>Add to cover:</i> Our Planning Strategy <u>2013</u> to 2036	None.
AM2	Whole Plan	<i>Change all references to 'Green Wedges' to the singular and where appropriate proceed by 'the'</i> <i>Change all references of 'a Green Wedge' to 'the Green Wedge'</i>	None.
AM3	1.1	<i>Amend last sentence of para 1.1:</i> The Council <del>is preparing a new</del> Local Plan <del>to</del> provides a new planning framework to meet local development needs for the period <del>up to 2013-2036</del> <u>and consists of a Written Statement (this document) and a Policies Map</u>	None.
AM4	1.6	<i>Amend Box:</i> Section 1 - introduces the Local Plan, its purpose, <del>the timetable, the plan period,</del> the Sustainability Appraisal and community-led planning, <del>alongside details of how you can make comments.</del> Section 11 – <i>add space between 'the' and 'Policies'. Delete 'to' before identify.</i>	None.
AM5	1.7 to 1.35, 1.40 to 1.45 and 1.46, 1.47 and 1.48	<i>Update introductory text to the Local Plan to reflect current status.</i>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM6	1.36	<p><i>Amend para 1.36:</i></p> <p>The supporting documents which the Council can require to validate an application include a Design and Access Statement ..... <u>Agricultural Land Classification Survey</u>, Transport Assessment and Travel Plan and Education Land Compliance Assessments.</p>	None.
AM7	2.24	<p><i>Insert additional para before 2.24:</i></p> <p><u>Chelmsford is well served by a range of urban and inter urban bus services between key centres in Essex. Chelmsford also has two Park and Ride facilities (Chelmer Valley and Sandon) with frequent connections to the City Centre for commuters and shoppers. North Chelmsford is also served by a bus-based rapid transit (ChART) connecting the new neighbourhood with the City Centre and rail station.</u></p>	None.
AM8	2.28	<p><i>Amend para 2.28:</i></p> <p>Chelmsford is also rich in history, with over 1,000 listed buildings, 25 Conservation Areas, 19 scheduled monuments and 6 <del>historic park gardens</del> <u>Registered Parks and Gardens of Special Interest</u>. Its historic landscape contains many archaeological sites dating back to pre-historic times.</p>	None.
AM9	3.14	<p><i>Amend last sentence of para 3.14:</i></p> <p><del>However, some additional capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel. However, to transport people exists on sustainable networks such as bus, walking and cycling. Subsequently, additional capacity in certain areas may come about from promoting a change in behaviour, for example in how people choose to travel.</del></p>	None.
AM10	3.15	<p><i>Amend fourth sentence of para 3.15:</i></p> <p>The modelling outputs indicate that the patterns and severity of congestion across Chelmsford <del>in the modelling would</del> remain broadly consistent regardless of differences in Local Plan development allocation and the mitigation measures identified.</p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM11	3.23	<p><i>Amend para 3.23:</i></p> <p>A key infrastructure challenge will be ensuring that the local and strategic transport network can accommodate the proposed future growth. The traffic modelling evidence base work has assessed the transport implications of the Local Plan throughout its preparation, <u>and identified junction mitigation and sustainable infrastructure requirements, where appropriate.</u></p>	None.
AM12	3.27	<p><i>Amend para 3.27:</i></p> <p>Chelmsford has a wide range of planning designations such as Green Belt and other national environmental and heritage designations such as SSSI's, local wildlife habitats and woodlands providing biodiversity and ecological benefits. Chelmsford's historic environment is also important with a range of Scheduled Monuments, Listed Buildings, <u>Conservation Areas and Registered Parks and Gardens.</u> All of these contribute towards the local distinctiveness of the area and need to be protected and enhanced at the same time as achieving the growth required.</p>	None.
AM13	3.28	<p><i>Amend para 3.28:</i></p> <p>The Local Plan will also protect and enhance local distinctiveness and plan positively for the creation, protection and enhancement of networks <u>to ensure a net gain for</u> of biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategy- <u>Strategic Plan.</u></p>	None.
AM14	3.29	<p><i>Add new para after 3.29:</i></p> <p><u>High quality green infrastructure will be used to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost. In line with the Spatial Principles (Policy S1), the Local Plan will also maximise the use of suitable previously developed land (brownfield land), provided that it is not of high environmental value and represents a sustainable location.</u></p>	None.
AM15	3.33	<p><i>Amend para 3.33:</i></p> <p><u>The Local Plan policies will seek to achieve a net gain for biodiversity by providing new green spaces including high quality green infrastructure built into the designs and masterplans of new development.</u> The new Local Plan will <u>also</u> seek to ensure that all new development meets the highest standards of design. The Plan will <u>further</u> <del>also</del> encourage the use of masterplans and design codes where appropriate for strategic scale developments.</p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM16	3.37	<p><i>Add to end of para 3.37:</i></p> <p><u>A Cultural Development Trust has also been established to work in partnership with the Council to strengthen Chelmsford's cultural identity. Through close engagement with the public, the mutual objective is to inspire participation in the arts and culture, to build awareness of the City's historic heritage and to ignite interest in developing creative and cultural legacies for the future. The Trust will contribute to the ideas for a shared Cultural Vision "Towards 2040" and participate in encouraging investment in the City's museums and theatres.</u></p>	None.
AM17	The Vision	<p><i>Amend second para of the Vision:</i></p> <p>This positive change will optimise the opportunities for new and upgraded infrastructure including <u>cultural</u>, leisure and recreation facilities, shops, education and healthcare services .... historic environment.</p> <p><i>Amend bullets on page 37 and 38:</i></p> <ul style="list-style-type: none"> <li>• Move towards a low carbon future for Chelmsford <u>seeking to mitigate and adapt to climate change and to promote the sustainable use of natural resources</u></li> <li>• Protect and enhance the rich and diverse <del>natural</del>, built, and historic <u>and natural</u> environment <u>including the coast</u></li> </ul>	None.
AM18	5.18	<p><i>Amend para 5.18:</i></p> <p>Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance. Within Chelmsford's administrative area there are <del>1,006</del> <u>1,008</u> listed buildings. There are also 25 Conservation Areas, 19 <del>Ancient</del> <u>Scheduled</u> Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map. With the exception of Conservation Areas, these Designated Heritage Assets are identified within the National Heritage List for England.</p>	None.
AM19	6.24	<p><i>Amend para 6.24:</i></p> <p>An Employment Land Review, Retail Capacity Study and Office Needs Assessment have also been carried <u>out</u> which set out the amount and types of employment and retail floorspace that will be required within the Local Plan period.</p>	None.
AM20	6.32	<p><i>Second to last sentence of para 6.32 replace '<del>are</del>' with '<u>also</u>'</i></p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM21	6.54 and 6.65	<p><i>Add new para following 6.54:</i></p> <p><u>The Council is cooperating with broadband infrastructure providers and the County Council to ensure as wide a coverage as possible with high speed, reliable broadband. National broadband operators can offer superfast broadband connection for new developments, either free of charge or as part of a co-funded partnership.</u></p> <p><i>Add new para before 6.65:</i></p> <p><u>The Chelmsford City Growth Package (£15m), which is jointly funded by Essex County Council and the South East Local Enterprise Partnership, for implementation by March 2021, will deliver a package of short term measures to achieve this vision. Once approved the final package will help to accommodate the existing, and future, transport needs of Chelmsford. A Housing Infrastructure Fund (HIF) forward funding bid submitted by Essex County Council in partnership with the City Council has also been successful at the expression of interest stage to move to the final stage for up to £250m grant to be directed to the delivery of the Chelmsford North East Bypass and Beaulieu Rail Station.</u></p>	None.
AM22	6.65	<p><i>Add to last sentence of 6.65:</i></p> <p>The overarching approach of Essex County Council is to develop three strategic zonal focuses <u>(Table 2 below)</u>:</p>	None.
AM23	6.67	<p><i>Amend para 6.67:</i></p> <p>For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. The term infrastructure can include any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways, <u>bridleways</u> and highways; ..... such as youth or the elderly.</p>	None.
AM24	6.75	<p><i>Add to start of para 6.75:</i></p> <p><u>Applicants should consult the Council's Planning Obligations Supplementary Planning Document for more guidance.</u> Essex County Council's Developer's Guide to Infrastructure Contributions sets out ECC's standards for the receipt of relevant infrastructure funding.</p>	None.
AM25	6.89	<p><i>Amend para 6.89:</i></p> <p>The Council will review the Local Plan every five years. On the basis that it takes around two years to formally complete this process, a formal review, <u>including a formal Regulation 18 consultation</u>, will commence three years after the adoption of the Local Plan. This is envisaged to be in 2022.</p>	None.



Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM26	7.5	Delete para 7.5	None.
AM27	7.9	Amend first sentence of para 7.9: This Growth Area will accommodate around <u>3,150</u> 3,400 new homes .....	None.
AM28	Policy SGS1c, 7.41	Amend bullet 3 under Site Infrastructure Requirements of Policy SGS1c:  <ul style="list-style-type: none"> <li><b>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul> Add after first sentence of para 7.41:  <u>Due to the poor quality of the existing open space on site, in this instance, improving the quality of the open space to be provided on site as part of the development is appropriate in lieu of the Policy CF2 requirement to provide the same quantity of open space.</u>	None.
AM29	Policy SGS1d	Amend bullet 3 under Site Infrastructure Requirements:  <ul style="list-style-type: none"> <li><b>Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>	None.
AM30	Policy SGS1e	Amend bullet 2 under Site Infrastructure Requirements:  <ul style="list-style-type: none"> <li><b>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>	None.
AM31	Policy SGS1f	Amend bullet 2 under Site Infrastructure Requirements:  <ul style="list-style-type: none"> <li><b>Financial contributions to primary and secondary education provision, and community facilities including healthcare provision <u>as required by the NHS/CCG.</u></b></li> </ul>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM32	7.86	<i>Add additional sentence to end of para 7.86:</i>  <u>There is also scope for alternative land uses across the wider site including cultural or entertainment uses.</u>	None.
AM33	7.95	<i>Add a new heading before para 7.95 (or as renumbered), as follows:</i>  <u>Growth Sites in Chelmsford Urban Area</u>	None.
AM34	Policy GR1	<i>Amend 4<sup>th</sup> bullet under Site Infrastructure Requirements:</i>  <ul style="list-style-type: none"> <li><b>Financial contributions to early years, primary and secondary education provision, and community facilities including healthcare provision as required by the NHS/CCG.</b></li> </ul>	None.
AM35	7.121	<i>Amend second to last sentence of para 7.121:</i>  Layout should also positively use existing topographical, heritage, ecological and landscape site features such as shallow valleys, established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites.	None.
AM36	7.129	<i>Add to end of para 7.129:</i>  <u>Any further contributions to provide, or make financial contributions towards new or enhanced sport, leisure or recreation facilities will be considered having regard to the provision of the new Country Park.</u>	None.
AM37	7.137	<i>Amend third sentence of para. 7.137:</i>  The feature is <u>potentially</u> considered of national importance and therefore in accordance with para 139 of the NPPF it should be treated as if it were a Scheduled Monument.	None.
AM38	7.140	<i>Amend para. 7.140:</i>  <u>As t</u> The site <del>may</del> contains archaeological deposits, <u>these</u> which will need to be considered by future development proposals, through an archaeological evaluation.	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM39	7.233	<p><i>Amend para 7.233:</i></p> <p>Flood risk management and <del>natural</del>, on-site SuDs are necessary to ensure there is no increased flood risk on site, or to adjacent areas and to ensure a sustainable form of development. Such features should not limit or adversely overlap with the main function of public open spaces</p>	None.
AM40	7.236	<p><i>Amend para 7.236:</i></p> <p>The allocation includes areas which have been consented for long-term minerals extraction. The masterplanned development will require careful phasing together with an application from the mineral operator to modify the phasing programme for mineral extraction, which would be <u>determined</u> approved by the Minerals Planning Authority.</p>	None.
AM41	Policy SGS5a	<p><i>Move bullet 4 from 'Movement and Access' to 'Historic and Natural Environment':</i></p> <ul style="list-style-type: none"> <li>• <b>Ensure appropriate habitat mitigation and creation is provided</b></li> </ul>	None.
AM42	7.253	<p><i>Amend 1<sup>st</sup> sentence of para 7.253:</i></p> <p>An area around the Grade II listed Moulsham Hall is allocated for conservation and strategic landscape enhancement, <u>as shown on the Policies Map.</u></p>	None.
AM43	7.277	<p><i>Amend para 7.277:</i></p> <p>Development design and layout should also take into consideration the setting of other heritage assets, including the <u>nearby listed buildings including Blue Barnes Farm, The Cottage, Jasmine Cottage, Millers Cottage and Rose Cottage,</u> and <del>s</del><u>Scheduled m</u><u>Monument</u> at Gubbions Hall.</p>	None.
AM44	7.287	<p><i>Amend second sentence of para 7.287:</i></p> <p>This will help serve Broomfield Hospital, Fairleigh Hospice and King Edward VI Grammar School playing fields.</p> <p><i>Add additional sentence to the end of para 7.287:</i></p> <p><u>Site developers should work in partnership with the Mid-Essex Hospital Trust to facilitate this proposed new vehicular access road to the Hospital.</u></p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM45	7.291	<i>Amend last sentence of para 7.291:</i>  Where the new link road affects Puddings Wood, compensatory measures which replaces and provides additional net habitat must be provided as part of the new development.	None.
AM46	7.293	<i>Amend para 7.293:</i>  Development design and layout should also take into consideration the setting of nearby historic properties along Blasford Hill, Wood House, the Coach House and Wood House Lodge, <del>and</del> the scheduled monument site to the north of the site, <u>and other non-listed residential properties adjoining the site.</u>	None.
AM47	7.304	<i>Delete para 7.304</i>	None.
AM48	7.309	<i>Amend para 7.309:</i>  <del>Moet Wood</del> to <u>Moat Wood</u>	None.
AM49	7.328	<i>Delete quote marks at end of second sentence of para 7.328</i>	None.
AM50	7.330	<i>Capitalise <u>Showpeople</u> in the last sentence of para 7.330</i>	None.
AM51	7.332	<i>Amend first sentence of para 7.332:</i>  Locations for <u>business</u> , <del>office</del> , retail and community space will need to be incorporated in a logical way to relate to local needs and maintain a balance of uses on the site and the adjoining town.	None.
AM52	8.5	<i>Add new sentence at end of para 8.5:</i>  <u>Further information on the implementation of Policy HO1 Ci will be set out in the Planning Obligations Supplementary Planning Document.</u>	None.
AM53	8.8	<i>Add new sentence at end of para 8.8:</i>  <u>Further information on the implementation of Policy HO1 Cii will be set out in the Planning Obligations Supplementary Planning Document.</u>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM54	Policy EM2	<p><i>Amend para E) to:</i></p> <p><b>E) On upper floors, proposals for separate units of retail, office, tourism, leisure, cultural, community or residential accommodation will be supported provided that a separate access from the ground floor is maintained or created, a separate refuse and recycling <u>and waste</u> store is provided, and the use does not prejudice the retail function and viability of the ground floor.</b></p>	None.
AM55	8.104	<p><i>Amend first sentence of para 8.104:</i></p> <p>For development effecting Nationally Designated Sites, proposals will need to take account of the Chelmsford Green Infrastructure <del>Strategy</del> <u>Strategic Plan</u>.</p>	None.
AM56	8.106	<p><i>Add new sentence to end of para 8.106:</i></p> <p><u>Developments adjacent to main rivers should take opportunities to improve water related biodiversity through a variety of initiatives including buffer strips, riparian tree planning, alien species removal and increasing in-channel morphology diversity.</u></p>	None.
AM57	8.108	<p><i>Amend para 8.108:</i></p> <p>Biodiversity enhancements in and around development should have regard to the Council's Green Infrastructure <del>Strategy</del> <u>Strategic Plan</u> and be led by an understanding of ecological networks such as:</p>	None.
AM58	8.128	<p><i>Amend para 8.128:</i></p> <p>Community facilities and services include local shops, meeting places, sports and recreation venues (indoor and outdoor, including allotments), <u>tourism attractions</u>, cultural buildings, public houses and places of worship. <u>Tourist attractions would include uses such as museums, other buildings and uses of land used for cultural or other leisure purposes.</u></p>	None.
AM59	8.133 and 8.134	<p><i>Amend para 8.133:</i></p> <p>The retention of all community facilities, including existing sport and leisure facilities, <u>tourist attractions and places of recreation</u> and public open spaces <u>and playing fields</u>, is paramount unless a case can be made that alternative provision will be provided in an acceptable and timely manner.</p> <p><i>Move existing paragraphs 8.133 and 8.134 above existing 8.131 and re-number accordingly.</i></p>	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM60	9.3	<i>Amend second sentence of para 9.3:</i>  Good design rests upon analysis of the character of the area to create coherent and interesting places <u>rather than imposing arbitrary density requirements.</u>	None.
AM61	9.8	<i>Insert new para. after 9.8:</i>  <u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u>	None.
AM62	9.22	<i>Amend para 9.22:</i>  Part G of Building Regulations were changed in 2015 to include an optional requirement <u>for water efficiency i.e. so that</u> new homes should be designed to use no more than 110 litres of water/person/day.  <i>Add new para after 9.22:</i>  <u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u>	None.
AM63	9.26	<i>Add new para after 9.26:</i>  <u>Applicants should consult the Council's Making Places Supplementary Planning Document for detailed guidance.</u>	None.
AM64	9.43	<i>Amend para 9.43:</i>  The Council has designated <u>an two</u> Air Quality Management Areas (AQMA) <u>covering the area around the Army &amp; Navy roundabout and a small section of the A414 in Danbury, both of which are shown on the Policies Map. Both of these areas have been designated because of arising from</u> road traffic emissions. <u>on the Army &amp; Navy roundabout and surrounding roads, as shown on the Policies Map.</u> The presence of an AQMA should not stop new development, but careful consideration should be given to proposals that may increase traffic flows or exposure to poor air quality. Proposals that fall outside of an AQMA can still have an impact on the air quality due to the nature of the development including, but not limited to, size, use, vehicle movements and traffic generation. The Council will consider each application on a site-by-site basis regarding its effect on the AQMA and its objectives, and/or whether the development would cause unacceptable harm to the air quality of the area.	None.
AM65	A.12 Appendix A	<i>Amend second sentence:</i>  They should benefit from casual surveillance so that they feel safe and <u>be are</u> accessible to all intended users. For city/town centre schemes, a communal garden area will be encouraged.	None.

Ref No.	Para. / Policy No.	Modification	Implications for HRA
AM66	Appendix A Table 17	<i>Amend Title:</i> Recycling and waste collection <del>receptacles required</del> for flats and apartments	None.
AM67	Appendix E – Evidence Base List	<i>Delete the Evidence Base List</i>	None.
AM68	Appendix F Glossary	<i>Delete the glossary</i>	None.

## Appendix C – Policies Map Changes

Table C1 Proposed Changes to the Pre-Submission Local Plan Policies Map

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
MM2 MM13	PM1	<ul style="list-style-type: none"> <li>Chelmsford North, Chelmsford South,</li> <li>MAP 1 Chelmsford Urban Area,</li> <li>MAP 7 Boreham,</li> <li>MAP 13 Ford End,</li> <li>MAP 14 Galleywood, MAP17 Great Waltham and Howe Street,</li> <li>MAP 20 Little Baddow,</li> <li>MAP 21 Little Waltham,</li> <li>MAP 22 Margaretting,</li> <li>MAP 35 Writtle,</li> <li>MAP 38 Warner's Farm</li> </ul>	Remove Green Corridor notation in its entirety from the Policies Map.	Proposed Main Modification	None. The specific inclusion of 'green corridors' may have had some incidental benefits for European sites but these are uncertain and not relied on to mitigate any otherwise adverse effects associated with the plan. Amending the policies in this regard will not alter the likely scale of effects on European sites or the effectiveness of the principle mitigation (RAMS) within the plan. This policy change will not alter the conclusions of the HRA.
MM17	PM2	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> <li>MAP 2 Chelmsford City Centre</li> <li>MAP 12 Edney Common</li> <li>MAP 14 Galleywood</li> <li>MAP 18 Highwood (Loves Green)</li> <li>MAP 22 Margaretting</li> <li>MAP 24 Ramsden Heath</li> <li>MAP 26 Rettendon Place</li> <li>MAP 27 Roxwell</li> <li>MAP 28 Runwell</li> <li>MAP 30 Stock</li> </ul>	<p>Minor alterations will not be made to the Green Belt Boundary. The Green Belt will remain as adopted in the Site Allocations Development Plan Document (February 2012). To ensure the boundaries are co-terminus, consequential amendments are made to the following notations, where relevant:</p> <ul style="list-style-type: none"> <li>Green Wedge</li> <li>Defined Settlement Boundaries</li> <li>Chelmsford Urban Area Boundary</li> </ul>	Proposed Main Modification	None.



Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
		<ul style="list-style-type: none"> <li>MAP 32 Temple Farm and Temple Wood</li> <li>MAP 33 West Hanningfield and Hanningfield Reservoir Treatment Works</li> <li>MAP 35 Writtle</li> </ul>	<ul style="list-style-type: none"> <li>Employment Areas</li> </ul>		
N/A	PM3	<ul style="list-style-type: none"> <li>Chelmsford North, Chelmsford South,</li> <li>MAP 10 Danbury</li> </ul>	Amend Essex Wildlife Trust Pheasant House Farm, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation.	Factual update to reflect latest evidence base	None.
N/A	PM4	<ul style="list-style-type: none"> <li>Chelmsford North</li> </ul>	Amend title: <del>Little Little</del> Waltham	Title change	None.
N/A	PM5	<ul style="list-style-type: none"> <li>Chelmsford South</li> <li>MAP 24 Ramsden Heath</li> </ul>	Amend Essex Wildlife Trust Crowsheath Wood, South Hanningfield Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM6	<ul style="list-style-type: none"> <li>Chelmsford South</li> </ul>	Amend Essex Wildlife Trust Hanningfield Reservoir Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM7	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Amend open space and employment notations at Chelmer Village Way	Factual update to ensure boundaries are coterminous and better reflect the situation on the ground	None.
N/A	PM8	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Amend alignment of RDR1	Factual update to reflect latest position	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM9	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Replace 'New Hall School' with 'Existing School, Further/Higher Education Establishment'	Factual correction to reflect the fact that this is an existing school	None.
N/A	PM10	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Replace 'Location for Secondary and Primary School' with 'Existing School, Further/Higher Education Establishment'	Factual update to reflect latest position that school has now been built	None.
N/A	PM11	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Add 'Location for Primary School' North of New Hall School	Factual update to reflect latest position	None.
MM49	PM12	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Delete 'Open Space' notation for the former golf course'	Consequential change as part of proposed Main Modification	None.
MM14	PM13	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Delete notation for NCAAP committed development	Proposed Main Modification	None.
MM41	PM14	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	<p>Amend boundary for SGS2 (West Chelmsford) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'.</p> <p>Add '2' to the notation 'land allocated for future recreation use and/or SUDS'.</p>	Proposed Main Modification	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
MM49	PM15	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	<p>Amend boundary for SGS4 (North East Chelmsford) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'.</p> <p>Add '4' to the Country Park forming part of SGS4.</p>	Proposed Main Modification	None.
N/A	PM16	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area,</li> <li>MAP 8 Broomfield,</li> <li>MAP 21 Little Waltham</li> </ul>	Amend open space notation to include open space at Little Channels Golf	Factual update	None.
N/A	PM17	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area,</li> <li>MAP 8 Broomfield</li> </ul>	Amend Essex Wildlife Trust Little Waltham Meadows Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM18	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Amend Essex Wildlife Trust Newland Grove Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM19	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Amend Essex Wildlife Trust Waterhall Meadows, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
MM42	PM20	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	<p>Amend boundary for SGS3a (East Chelmsford – Manor Farm) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'.</p> <p>Add '3a' to Country Park forming part of SGS3a.</p>	Proposed Main Modification	None.
MM21	PM21	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford Urban Area</li> </ul>	Delete Housing Site allocation 1c from North of Gloucester Avenue (John Shennan)	Proposed Main Modification	None.
N/A	PM22	<ul style="list-style-type: none"> <li>MAP 2 Chelmsford City Centre</li> </ul>	Amend location of 'Proposed Bridge' connecting CW1d (Strategic Growth Site 1a Chelmer Waterside) to the northern area of the allocation	Factual update to reflect latest position	None.
MM21	PM23	<ul style="list-style-type: none"> <li>MAP 1 Chelmsford City Centre</li> </ul>	Delete Housing Site allocation 1b from Essex Police HQ	Proposed Main Modification	None.
MM24	PM24	<ul style="list-style-type: none"> <li>MAP 2 Chelmsford City Centre</li> </ul>	Add open space notation for open space at Site 1d Former St Peters College	Factual correction related to proposed Main Modification	None.
N/A	PM25	<ul style="list-style-type: none"> <li>MAP 2 Chelmsford City Centre</li> </ul>	Reinstate full Employment Area notation around Teledyne e2v, Meteor Way	Factual update	None.
N/A	PM26	<ul style="list-style-type: none"> <li>MAP 3 South Woodham Ferrers</li> </ul>	Amend Essex Wildlife Trust Woodham Fen Nature notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM27	<ul style="list-style-type: none"> <li>MAP 5 Battlebridge</li> </ul>	<i>Add the Parish location on inset:</i> <u>Rettendon Parish</u>	Title change	None.
AM44	PM28	<ul style="list-style-type: none"> <li>MAP 8 Broomfield</li> </ul>	Amend to indicate indicative new access road into Broomfield Hospital	Proposed Additional Modification	None.
N/A	PM29	<ul style="list-style-type: none"> <li>MAP 8 Broomfield</li> </ul>	Amend Defined Settlement Boundary around Southwood House, Woodhouse Lane, North Court Road, Broomfield	Factual update to reflect latest evidence base	None.
N/A	PM30	<ul style="list-style-type: none"> <li>MAP 9 Chatham Green</li> </ul>	Amend the Rural Employment Area notation at Whitbread's Business Centre	Factual update to reflect latest evidence base	None.
N/A	PM31	<ul style="list-style-type: none"> <li>MAP 9 Chatham Green</li> </ul>	<i>Add the Parish location on inset:</i> <u>Little Waltham Parish</u>	Title change	None.
AM64	PM32	<ul style="list-style-type: none"> <li>MAP 10 Danbury</li> </ul>	Add new Air Quality Management Area (AQMA)	Proposed Additional modification	None.
N/A	PM33	<ul style="list-style-type: none"> <li>Chelmsford South</li> <li>MAP 6 Bicknacre</li> <li>MAP 10 Danbury</li> </ul>	Amend Essex Wildlife Trust Backwarden, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM34	<ul style="list-style-type: none"> <li>MAP 10 Danbury</li> </ul>	Amend Essex Wildlife Trust Hitchcock's Meadow, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM35	<ul style="list-style-type: none"> <li>Chelmsford South</li> <li>MAP 10 Danbury</li> </ul>	Amend Essex Wildlife Trust Little Baddow Heath, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM36	<ul style="list-style-type: none"> <li>MAP 10 Danbury</li> </ul>	Amend Essex Wildlife Trust Spring Wood, Danbury Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM37	<ul style="list-style-type: none"> <li>MAP 11 East Hanningfield</li> </ul>	Amend the delineation of the Open Space at the playground between Filliol Close and Catherine Close to include the whole of the land purchased as open space by the Parish Council	Factual update	None.
N/A	PM38	<ul style="list-style-type: none"> <li>MAP 12 Edney Common</li> </ul>	<i>Add the Parish location on inset:</i> <u>Highwood Parish</u>	Title change	None.
N/A	PM39	<ul style="list-style-type: none"> <li>MAP 13 Ford End</li> </ul>	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change	None.
N/A	PM40	<ul style="list-style-type: none"> <li>MAP 15 Good Easter</li> </ul>	Amend Defined Settlement Boundary at 24 Souther Cross Road, Good Easter	Factual update to reflect latest evidence base	None.
N/A	PM41	<ul style="list-style-type: none"> <li>MAP 16 Great Leighs</li> </ul>	Amend Essex Wildlife Trust Phyllis Currie Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM42	<ul style="list-style-type: none"> <li>MAP 16 Great Leighs</li> </ul>	Amend Essex Wildlife Trust Sandylay and Moat Woods Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
MM50	PM43	<ul style="list-style-type: none"> <li>MAP 16 Great Leighs</li> </ul>	<p>Amend boundary for SGS5a (Great Leighs – Land at Moulsham Hall) to include line around entire site allocation and add new notation to read 'boundary of Strategic Growth Site Allocation'.</p> <p>Add '5a' to the notations 'land allocated for future recreation use and/or SUDS' and 'area for conservation/strategic landscape enhancement'.</p>	Proposed Main Modification	None.
N/A	PM44	<ul style="list-style-type: none"> <li>MAP 19 Howe Green</li> </ul>	<p>Add the Parish location on inset:</p> <p><u>Sandon Parish</u></p>	Title change	None.
N/A	PM45	<ul style="list-style-type: none"> <li>MAP 20 Little Baddow</li> </ul>	Add new notation for Essex Wildlife Trust Heather Hills, Danbury Nature Reserve	Factual update to reflect latest evidence base	None.
N/A	PM46	<ul style="list-style-type: none"> <li>MAP 21 Little Waltham</li> </ul>	Include 23 The Street, Little Waltham within Defined Settlement Boundary and remove from the Green Wedge	Factual update to reflect latest evidence base	None.
N/A	PM47	<ul style="list-style-type: none"> <li>Chelmsford South</li> <li>MAP 24 Ramsden Heath</li> </ul>	Amend Essex Wildlife Trust Crowsheath Wood, South Hanningfield Nature Reserve notation to align with Essex Wildlife Trust notation	Factual update to reflect latest evidence base	None.
N/A	PM48	<ul style="list-style-type: none"> <li>MAP 24 Ramsden Heath</li> </ul>	<p>Add the Parish location on inset:</p> <p><u>South Hanningfield Parish</u></p>	Title change	None.

Related 'Main' or 'Additional' Modification	Map change reference number	Map	Proposed Change	Reason for change	Implications for HRA
N/A	PM49	<ul style="list-style-type: none"> <li>MAP 25 Rettendon Common</li> </ul>	<i>Amend title:</i> <del>Retendon</del> <u>Rettendon</u>	Title change	None.
N/A	PM50	<ul style="list-style-type: none"> <li>MAP 31 St Luke's Park</li> </ul>	<i>Add the Parish location on inset:</i> <u>Rettendon and Runwell Parishes</u>	Title change	None.
N/A	PM51	<ul style="list-style-type: none"> <li>MAP 32 Temple Farm and Temple Wood</li> </ul>	<i>Add the Parish location on inset:</i> <u>West Hanningfield and Stock Parishes</u>	Title change	None.
N/A	PM52	<ul style="list-style-type: none"> <li>MAP 36 Bolding Hatch</li> </ul>	<i>Add the Parish location on inset:</i> <u>Roxwell Parish</u>	Title change	None.
N/A	PM53	<ul style="list-style-type: none"> <li>MAP 37 Old Park Farm</li> </ul>	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change	None.
N/A	PM54	<ul style="list-style-type: none"> <li>MAP 38 Warner's Farm</li> </ul>	<i>Add the Parish location on inset:</i> <u>Great Waltham Parish</u>	Title change	None.
N/A	PM55	<ul style="list-style-type: none"> <li>MAP 39 Woodlands</li> </ul>	<i>Add the Parish location on inset:</i> <u>South Hanningfield Parish</u>	Title change	None.
N/A	PM56	<ul style="list-style-type: none"> <li>MAP 40 Oaklands</li> </ul>	<i>Add the Parish location on inset:</i> <u>Stock Parish</u>	Title change	None.





**CABINET**  
**1 July 2019**

**AGENDA ITEM 8.1**

<b>Subject</b>	CITY CENTRE PUBLIC SPACES PROTECTION ORDER
<b>Report by</b>	CABINET MEMBER FOR SAFER CHELMSFORD

**Enquiries contact:** Paul Brookes, 01245 606436, [paul.brookes@chelmsford.gov.uk](mailto:paul.brookes@chelmsford.gov.uk)

**Purpose**

To consider a public consultation on a proposed extension to an existing Public Spaces Protection Order (PSPO) restricting specific activities that have a detrimental effect on the amenity, residents and visitors to the City Centre.

**Options**

1. To approve for consultation the Public Spaces Protection Order
2. To approve for consultation the Public Spaces Protection Order with amendments
3. Not to approve for consultation the Public Spaces Protection Order

**Recommendation(s)**

1. The Director of Public Places be authorised to carry out a consultation, in accordance with statutory guidance, on the proposed extension of a Public Spaces Protection Order
2. If no objections are received during the consultation the making of the order be delegated to the Director of Public Places after consultation with (i) the Cabinet Member for Safer Chelmsford and (ii) the Legal and Democratic Services Manager.

**Corporate Implications**

Legal:	None
Financial:	None
Personnel:	None
Risk Management:	None
Equalities and Diversity:	None (EIA has been carried out)

(For new or revised policies or procedures has an equalities impact assessment been carried out? Y/N)	
Health and Safety:	None
IT:	None
Other:	None

<b>Consultees</b>	
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### **Policies and Strategies**

The report takes into account the following policies and strategies of the Council:

#### **1 Introduction**

- 1.1 The Anti-Social Behaviour, Crime and Policing Act 2014 introduced a variety of powers for local authorities to deal with anti-social behaviour including Public Spaces Protection Orders.
- 1.2 Public Spaces Protection Orders (PSPO) are intended to deal with a particular nuisance or problem in a particular area that is detrimental to the local community's quality of life, by imposing conditions on the use of that area which apply to everyone. The order can be used to deal with likely future problems.
- 1.3 PSPOs are designed to make public spaces more welcoming to the majority of law abiding people and communities.

#### **2. Public Spaces Protection Orders**

- 2.1 A local authority may make a public spaces protection order if satisfied on reasonable grounds that two conditions are met:
  - That activities carried on in a public place within the authority's area have had a detrimental effect on the quality of life of those in the locality, or it is likely that activities will be carried on in a public place within that area and that they will have such an effect, and
  - that the effect, or likely effect, of the activities is, or is likely to be, of a persistent or continuing nature, is, or is likely to be, such as to make the activities unreasonable, and justifies the restrictions imposed by the notice.
- 2.2 The PSPO lasts for 3 years, but at any point before it expires the PSPO can be extended for a further 3 years. A PSPO can be varied at any point, variations are most likely to be made to close any legal loopholes which offenders may be exploiting to avoid enforcement action.

- 2.3 The penalty for breaching a PSPO is a £100 fixed penalty notice or prosecution in the Magistrates Court, although in line with good practice informal and formal warnings will also be used when enforcing the PSPO.

### 3. Proposed Public Spaces Protection Order

- 3.1 The proposed PSPO, attached at appendix 1, is an extension and variation of an existing order.
- 3.2 The existing order implemented on 1<sup>st</sup> September 2016 will cease to take effect on 1<sup>st</sup> September 2019. The order covers the City Centre and the main approaches to it as shown on a map in appendix 2, the proposed order will cover the same area. The existing order prohibits:
- the drinking of alcohol in an anti-social manner in a public place.
  - the distribution of free literature unless it is for religious, political or charitable purposes. This includes, but not restricted to, the prohibiting of distributing free literature by placing on or affixing it to vehicles. A person or body who benefits commercially from the distribution of free literature is also guilty of the offence.
  - fly-posting and unlawful advertising. A person or body who benefits commercially from the fly posting and/or advertising is also guilty of the offence, this can include any venue that forms part of the advertisement.
  - the use of Advertising Boards, or other structures being used as such, on land, public or private, that the public have unrestricted access to.
  - aggressive begging.

### 4. Rationale for PSPO

- 4.1 Restriction in drinking of alcohol was successfully controlled by a Designated Public Place Order (DPPO), however, the PSPO replaced the DPPO and if a PSPO had not been implemented the DPPO would have lapsed in 2017. Street drinking has previously been a problem and likely to recur unless properly managed with the restrictions that the DPPO impose and subsequently the PSPO replicated. The restriction of alcohol in a public place under the PSPO does not apply to licensed premises or any outdoor space that forms part of the premises.
- 4.2 The distribution of free literature causes unnecessary litter and nuisance. Prior to the implementation of the PSPO the allowing of uncontrolled distribution of free literature within the city centre was causing littering and having an impact on the Council's priority of having high quality public places and its image as a city. Research previously carried out showed that the distribution of free literature was a particular problem within the night-time economy due to the common practice of late night entertainment venues using it as a method of attracting customers. There was also a problem within the city of leaflets being placed under car windscreens which also contributes to an increase in littering. In the last 3 years 24 fixed penalty notices have been issued for distribution of free literature, this shows that if the restriction on distribution of free literature was lifted the activity, and the problems it causes, would quickly recur.
- 4.3 Fly posting and unlawful advertising was a significant problem that has a detrimental effect on the quality of the city centre, and significant city council resources were spent

on a daily basis removing these advertisements. In the last 3 years 27 fixed penalty notices have been issued for fly posting in the city centre, this shows that if the restriction on fly posting was lifted the activity, and the problems it causes, would quickly recur.

- 4.4 A-Boards cause considerable problems for visual impaired and other vulnerable residents, this includes locations that although private form part of the public highway in the city centre and main access and egress routes to and from the city centre. In the last 3 years 51 fixed penalty notices have been issued for A-Boards, this shows that if the restriction on A-Boards was lifted the activity, and the problems it causes, would quickly recur.
- 4.5 Anti-social behaviour arising from aggressive begging is a recurring problem within the city centre. However, enforcement is carried out using Community Protection Warnings and Community Protection Notices rather than the PSPO so the aggressive begging element of the existing PSPO can be removed.

## 5. Consultation

- 5.1 A consultation will be carried out from the 18<sup>th</sup> June 2019 to the 30<sup>th</sup> July 2019 including publication on the Council's website and in the local press

## 6. Conclusion

- 6.1 The existing PSPO has been successful in reducing unnecessary nuisance and litter, and made the city centre safer for people with a visual impairment or lack of mobility. The aggressive begging element of the current PSPO is being dealt with more effectively by another approach.
- 6.2 Allowing the PSPO to lapse without extending it will result in a recurrence of the activities that are detrimental to quality of life of people who visit, live or work in the city centre.

## List of Appendices

Appendix 1 – Proposed PSPO

Appendix 2 – Map of the area covered by the PSPO

## Background Papers

Nil

## Chelmsford City Council

### **Proposed Public Spaces Protection Order - Chelmsford City Centre and surrounding area**

#### **Anti-social Behaviour Crime and Policing Act 2014 ('the 2014 Act') - Section 59**

**NOTICE is hereby given** that Chelmsford City Council ('the Council') is proposing to make a Public Spaces Protection Order ('PSPO') which will apply to the public place ('the restricted area') known as '**Chelmsford City Centre and surrounding area**' the precise extent of which is shown designated on the map referred to below.

Under section 74(1) of the 2014 Act 'public place' means any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission.

The effect of this PSPO, if made, will be **to prohibit** within the restricted area the following activities:

- The consumption of alcohol in a manner that causes or is likely to cause harassment, alarm, distress, nuisance or annoyance to any person.
- The distribution of free literature (which includes advertising and publicity materials or items) unless it is for religious, political or charitable purposes.

The distribution of free literature shall include the activity of placing of free literature on, or affixing it to, any vehicle. Furthermore, a person or body who benefits or may benefit commercially from the distribution of free literature shall be deemed to have distributed the literature in addition to any person who physically hands out or deposits the same.

- Fly-posting (including the unlawful affixing of any placard, notice, or sign to street furniture). A person or body who (i) benefits or may benefit commercially from the fly posting or (ii) in the case of an event advertised by the fly-posting is the owner or occupier of any venue referred to in the advertisement; shall be deemed to have engaged in the fly-posting, in addition to any person(s) who physically affixes the placard, notice or sign to street furniture or other structures.
- The stationing of advertising boards or other structures being used as such, on any land (whether in public or private ownership) in the open [or forming part of a shopping centre mall] to which the public have unrestricted access.

It is proposed that the PSPO (if made) would have effect for a period of 3 years from the date of making. The duration of the PSPO could be extended for a further period (not exceeding 3 years) in certain cases.

Failure without reasonable excuse to comply with the prohibitions and requirements imposed by this PSPO (if made) is a summary criminal offence under section 67 of the 2014 Act except in respect of the prohibition relating to the consumption of alcohol. A person guilty of an offence under section 67 of the 2014 Act is liable on summary conviction to a fine not exceeding level 3 on the standard scale (currently £1,000).

Under section 63 of the 2014 Act, where a constable or an authorised person reasonably believes that a person is consuming alcohol in breach of a prohibition or intends to do so they may require that person cease consuming alcohol in breach of the PSPO and to surrender the alcohol or container for alcohol. Failure to comply with any such requirement is a criminal offence punishable on summary conviction with a fine not exceeding level 2 on the standard scale (currently £500).

A constable or authorised person may under section 68 of the 2014 Act issue a fixed penalty notice to anyone he or she has reason to believe has committed an offence under sections 63 or 67 of the 2014 Act in relation to this PSPO.

A map indicating the extent of the area to be designated, together with further details of the proposal, can be viewed on the Council's website at <http://www.chelmsford.gov.uk/pspo>

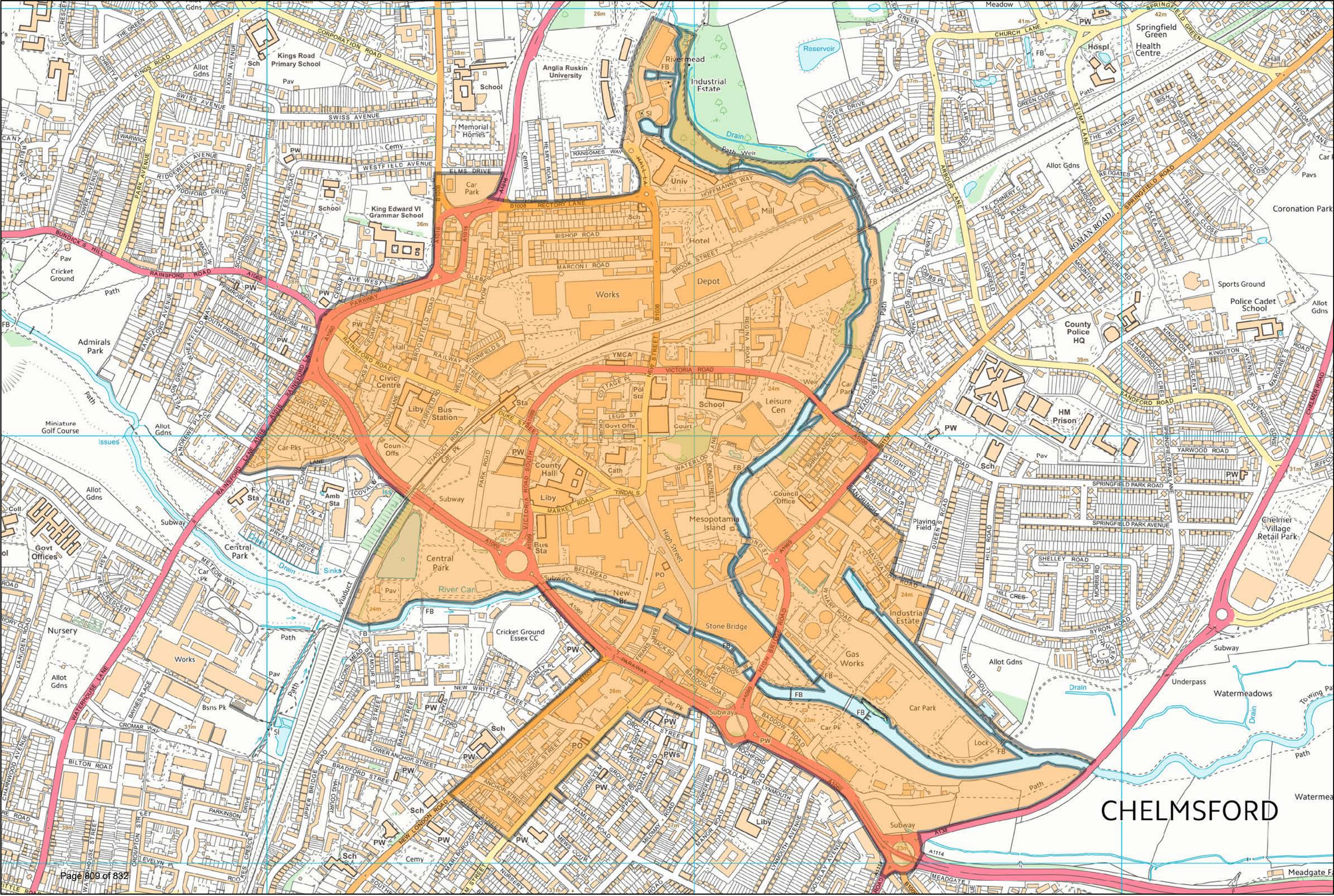
Dated

Keith Nicholson  
Director of Public Places

Chelmsford City Council  
Civic Centre  
Duke Street  
Chelmsford CM1 1JE



# Public Places - Protection Order - City Centre





**CABINET**

**1 July 2019**

**AGENDA ITEM 8.2**

<b>Subject</b>	HOUSING ASSISTANCE POLICY
<b>Report by</b>	CABINET MEMBER FOR SAFER CHELMSFORD

**Enquiries contact:** Paul Brookes, 01245 606436, paul.brookes@chelmsford.gov.uk

**Purpose**

To approve the Chelmsford City Council's approach to providing financial assistance to enable vulnerable residents to remain independent in their own homes.

**Options**

1. To approve the Housing Assistance Policy
2. To approve with amendments the Housing Assistance Policy
3. To not approve the Housing Assistance Policy

**Recommendation(s)**

1.	That the proposed Housing Assistance Policy be approved.
2.	That the Director of Public Places, after consultation with the Cabinet Member for Safer Chelmsford, be authorised to make minor amendments to the policy.

**Corporate Implications**

<b>Legal:</b>	None
<b>Financial:</b>	Financial assistance provided in accordance with this policy will be within allocated financial budgets.
<b>Personnel:</b>	None
<b>Risk Management:</b>	None
<b>Equalities and Diversity:</b> (For new or revised policies or procedures has an equalities impact assessment been carried out? Y/N)	Equalities Impact Assessment has been carried out

Health and Safety:	None
IT:	None
Other:	None

<b>Consultees</b>	Legal Services Manager
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### **Policies and Strategies**

The report takes into account the following policies and strategies of the Council:

#### **1. Introduction**

- 1.1 The Regulatory Reform (Housing Assistance) Order 2002 gives powers to local authorities to provide a range of assistance to improve housing conditions for its residents, these powers include providing financial assistance to owner occupiers and tenants.
- 1.2 Whilst Chelmsford City Council's view is that it is the responsibility of property owners to fund and maintain their own properties, the Council also recognises that some homeowners, particularly those who are vulnerable or have a disability, need help in maintaining their property to ensure they can remain safe and independent in their own home.
- 1.3 The Housing Assistance Policy attached at Appendix 1 details the assistance the Council will provide and the eligibility criteria for such assistance.

#### **2. Disabled Facilities Grants**

- 2.1 Chelmsford City Council has a statutory duty to provide disabled facilities grants (DFG) to enable people to remain independent in their own home. To be eligible for a DFG a referral needs to be made by an Essex County Council Occupational Therapist.
- 2.2 The Council receives Government funding for DFGs, for 2018/19 the Council's allocation was £809,729 of which £545,729 was allocated. One of the main reasons for a £345,000 underspend is the DFG process which can be inflexible resulting in delays between initial application and works being completed. Underspending of DFG budgets is an issue facing all authorities and is not Chelmsford specific; as a percentage of spend against budget Chelmsford City Council has the 4th highest expenditure in Essex, as well as the 4th highest number of grants awarded.
- 2.3 Work has been undertaken with ECC to try and resolve the issues resulting in a DFG underspend. Most notably has been the appointment of an Occupational Therapist (OT) shared between Chelmsford, Braintree and Maldon Council's. The OT is working closely with Broomfield Hospital and Farleigh Hospice to raise awareness of disabled facilities grants and to receive timely referrals for assessments to try and install adaptations to reduce the need for admission delayed discharges. An Essex-wide handy person scheme is also being developed to install minor adaptations (<£1,000), many of the referrals for the handy person scheme will come from the OT. The OT and the majority of adaptations carried out by the handy person scheme will be funded from the Council's DFG allocation.

- 2.4 The main changes introduced by the proposed policy are in respect of discretionary disabled facilities assistance. The mandatory DFG process can be inflexible and somewhat outdated, for a DFG to be awarded all of the applicant's assessed future needs are currently required to be met, this can lead to an extended application process, for example, the assessed future need may require a ground floor extension when the immediate need is for a stairlift; the Remaining Independent Assistance in the Policy will address this.
- 2.5 The mandatory DFG process has also failed to keep pace with medical and societal changes. For example, it is not unusual for specialist treatment such as dialysis to be carried out at home and the mandatory DFG does not facilitate funding of a treatment room in the home, also mandatory DFG does not easily allow for funding adaptations that help applicants use outside space and access the wider community. The proposed assistance policy addresses these issues.
3. Finance
- 3.1 There is a slight uplift in the maximum amount of financial assistance that can be provided at any one time.
- 3.2 With the exception of Remaining Independent Assistance of under £1,000 all other discretionary assistance is in the form of a repayable interest free loan placed as a charge on the property. This ensures that funds can be recycled without causing financial hardship to vulnerable applicants.
4. Conclusion
- 4.1 Changes to the Housing Assistance Policy will enable greater flexibility to meet the required objectives, this is particularly the case for disabled facilities where the mandatory grants process is discouraging preventing vulnerable residents accessing necessary adaptations to assist them to remain independent in their own home.

### List of Appendices

Appendix 1 – Housing Assistance Policy

### Background Papers

Conditions Applicable to Housing Assistance

## **Housing Assistance Policy**

## **Executive Summary**

This document replaces Chelmsford City Council's 'Housing Assistance Policy 2015'

Chelmsford City Council's view is that the primary responsibility for maintaining property lies with the property owner and the Council cannot and should not seek to fund all improvements to all properties. We accept that some homeowners, particularly the elderly and most vulnerable do not have the necessary resources to keep their homes in safe and good repair. Our priority therefore, is to work with residents and partners to direct available resources to those who need them most, to protect the health and safety of residents, support independent living, and improve the quality of life for disabled and vulnerable residents.

The Policy takes a safety net approach to protect and assist vulnerable, disabled and elderly residents who may not have the financial resources to improve or maintain their property. It aims to be flexible to support the needs of these residents and underpins a number of the Council's priorities for health and wellbeing and housing need.

Part I of this document refers to the Council's statutory responsibility for the administration and delivery of Mandatory Disabled facilities Grants

Part II provides the Council's Policy on Discretionary Assistance using the powers provided under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 to offer a range of assistance to improve housing for low income and vulnerable groups and to increase the range of support for disabled people.

This policy does not include detailed conditions relating to offers of grants or loans. These are included in a supplement document 'Conditions Applicable to Housing Assistance' which should be read in conjunction with this document.

## **Right of Appeal**

Anyone who feels that their application has been refused unfairly can make a complaint and ask for their case to be reviewed through the Council's corporate complaints procedure. The decision will be reviewed by Council's Business Compliance Manager and Public Health and Protection Services Manager.

## **Comments and complaints**

The Council has a published policy for complaints which covers all services. Any complaints will be dealt with in line with this policy.

If you have suggestions for improving the service please contact:

Jane Smith, Business Compliance Manager via 01245 606662 or **email: [jane.smith@chelmsford.gov.uk](mailto:jane.smith@chelmsford.gov.uk)**

Housing Standards, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE

## Introduction

The Housing Grant, Construction and Regeneration Act 1996 (as amended) provides the statutory framework and responsibilities for mandatory Disabled Facilities Grants (DFGs). Power is also available under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 to provide assistance to improve living accommodation if the Authority has adopted and published a Policy relating to the exercise of this power. Part II of this document includes Chelmsford City Council's Policy under the 2002 Order.

With the exception of mandatory Disabled Facilities Grants (DFGs) all Housing Assistance referred to in the Policy will be discretionary and subject to the Council having sufficient funds available.

Assistance can take any form, including Grants, Loans and Services. Chelmsford City Council's policy is to provide Discretionary Financial Assistance for eligible works by way of repayable grants or loans. In this way, essential funds can be eventually re-used to support others in financial need.

Financial Assistance may be subject to certain repayment conditions, depending on the type and amount of finance. DFGs will be processed in accordance with the appropriate legislation and this document will not re-iterate matters that are bound by legislative standards. However, Part I of this document indicates where there are options for locally agreed conditions, for example, circumstances under which the finance is to be repaid.

## Scope of Policy

This Policy covers the priorities for assistance and the type of assistance that is available. Our aim in providing assistance is to help people maintain their health, safety and independence. This is achieved by assisting people who have insufficient income or savings to fund work to prevent or remove serious hazards from their homes that impact on health, safety and welfare and reduce the number of empty homes.

### Priorities:

- The health, safety and security of vulnerable persons living in their home
- Reduction of the most serious hazards
- Reduce the number of empty homes

### Type of Assistance:

#### Part I

- Mandatory Assistance:
  - Disabled Facilities Grants

#### Part II

- Discretionary Assistance:
  - Discretionary Disabled Facilities Assistance
  - Remaining Independent Assistance
  - Healthy Homes Loans
  - Empty Homes Loans

## Exceptions to the Policy

Although the Council is specific about the circumstances in which an application for assistance will be accepted and approved, there may be exceptional circumstances based on need where the Council finds it appropriate to deviate from the policy, these will be considered by the Public Health and Protection Services Manager.

## **Resources**

Currently, disabled facilities grants are funded through an allocation made to local authorities by central government via The Better Care Fund.

DFG funding can be used to support local authority expenditure incurred under the Regulatory Reform Order 2002 which allows local authorities to use specific DFG funding for wider purposes. Discretionary Assistance (financial or services) that are required for medical needs can be financed through the joint Memorandum of Understanding drafted by Essex County Council and the Essex Disabled Facilities Grants Working Group. This includes the fast delivery of small-scale adaptations to assist in the quick discharge of people from hospital.

In addition, Chelmsford City Council may provide a financial allocation, determined annually, to fund healthy homes loans and other discretionary finance set out in Part II that do not fall within the scope of work that can be funded through the Better Care Fund.

Empty homes loans to bring properties back into use are funded through the PLACE agreement

All discretionary assistance is dependent on sufficient funding being available and may be suspended if funds have been disbursed, allocated or withdrawn.

### **Data Sharing:**

Personal data provided to the Council by applicants as part of the application process will be checked thoroughly and may be shared with other departments of the Council and other organisations involved in any aspect of handling public funds to help prevent and detect fraud or in the investigation of other possible criminal activity

# **PART I**

## **Mandatory Assistance:**

### **Disabled Facilities Grants**

These are mandatory grants governed by the requirements of the Housing Grants, Construction & Regeneration Act 1996. Many elements of the process and approval are prescribed by law and are therefore not repeated within this document. Examples of such matters include:

- The information, certification, undertakings and evidence that needs to accompany an application or be considered prior to approval
- The minimum age of the applicant and other applicant eligibility criteria
- Provisions relating to the assessment of financial means of an applicant and where benefits or other forms of assistance are relevant
- Those relating to owner's and tenant's applications and those made in respect of a qualifying houseboat or caravan
- The purposes for which a grant must or may be given
- The restrictions relating to the approval of a grant
- The requirement to consult the social services authority that works are necessary and appropriate to meet the needs of the disabled occupant
- The maximum grant payable
- The decision process
- Conditions that can be applied to an approval and/or payment
- How the grant may be paid
- The repayment, recalculation repayment or withholding of a grant
- Preliminary and ancillary fees that can be grant-aided

The maximum grant available is £30,000

Any resident who owns or rents a house, bungalow, flat, qualifying houseboat or qualifying caravan with an occupant who is registered, or is registerable as, disabled may apply for a disabled facilities grant for adaptations. Landlords can also apply on behalf of their tenant.

Disabled facilities grants can also be applied for to secure suitable adaptations to common parts of buildings containing one or more flats.

Registered Social Housing Providers (RSHP) are eligible to apply for mandatory disabled facilities grants. The Council may request that the RSHP contributes towards the cost of the adaptation works.

Each case must be supported by a recommendation from an Occupational Therapist with Essex County Council Social Services. Applicants will be advised to contact Social Care for an assessment prior to submitting an application.



The purpose of mandatory Disabled Facilities Grants is to enable adaptations to be undertaken to provide the disabled person with:

- Access into and around the dwelling
- A safe and suitable dwelling (e.g. providing or improving a heating system, eliminating or reducing changes in level)
- Access to bathroom facilities
- Access to suitable bedroom facilities
- Access to main living/family room
- Use of suitable lighting and heating
- Access to kitchen facilities
- Access to the garden
- Any adaptations necessary to enable the disabled person to care for dependent residents

The matters that can be considered by Chelmsford City Council in determining an application for a disabled facilities grant are set down in legislation and associated guidance issued by central government.

The Council reserves the right to refuse grant aid where the works are not necessary and appropriate, or reasonable and practicable (including where the cost is excessively expensive or the property is not suitable for adaptation).

As medical needs and personal situations can change over time there is no restriction on the number of DFGs that may be applied for in respect of one property, and depending on the time lapse between applications there is provision for any means-tested contribution made on earlier grants not to be taken into account on a subsequent application. Successive grants can take into account previous client contributions made within a grant condition period.

### **Alternative Schemes**

Where a number of different suitable options have been identified to meet the needs of the disabled person, the Council will provide disabled facilities grant funding in relation to the lowest cost option. The applicant (or their representative) will therefore need to secure adequate alternative funding to meet their assessed contribution and the additional costs associated with a more expensive option if that is their preference. The Council will require evidence that sufficient funding has been secured to meet the additional costs before it approves the grant. To ensure that grant funding results in a successfully completed adaptation, payments will only be authorised once all other funding contributions have been paid.

### **Converting existing living space**

Where it is reasonable and practical to do so funding will be based on schemes to convert existing rooms to meet the needs of the disabled person. This is to avoid the higher cost of extending a property, so that the overall budget available to the Council can be used effectively to help as many people as possible. Examples include provision of ground floor facilities such as a bedroom, a safe room or a shower room.

Conversion of existing rooms will normally be considered reasonable where adequate space remains available, having regard to the total number of residents.

If it is appropriate to use a room for more than one purpose then the Council will base the funding on this option. An example might be redesigning the disabled person's bedroom to provide a specially adapted safe room.

### **Re-instatement works**

The reasonable cost of redecorating all disturbed surfaces, where required in Kitchens and Bathrooms, will be included in the grant calculations.

See Part II of this document (Discretionary Assistance) for assistance available:

- to help a disabled person to move to more suitable accommodation.
- For adaptations that fall outside those covered by a mandatory DFG
- For Top-Up grants for DFGs
- For limited exceptions to means testing

### **Conditions**

Chelmsford City Council will attach suitable conditions to financial assistance it approves.

Mandatory Disabled Facilities Grants have conditions attached under the Housing Grants Construction and Regeneration Act 1996.

The applicant will be required to confirm that this is their intention that the disabled person will live in the adapted dwelling for five years after the works have been completed. Landlords will also be required to give consent on this basis.

Where a disabled facilities grant funding of more than £5,000 is provided to an applicant in respect of a home they own, the sale or transfer of the property within 10 years of the certified completion date will result in a requirement to repay all grant funding between £5,000 and £15,000. This condition will be registered as a local land charge on the property for 10 years from the certified completion date.

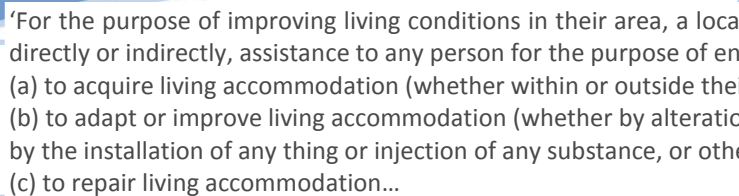
In exceptional circumstances, the Council may decide to waive this repayment condition or reduce the amount repayable where there are justified grounds for doing so.

Chelmsford City Council will exercise its right to approve a disabled facilities grant with a deferred start date if it appears that the funding for the financial year has already been disbursed or allocated or withdrawn.

## PART II

### POLICY ON DISCRETIONARY ASSISTANCE

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 requires local authorities to publish their policy for providing households with financial assistance to improve living conditions.



'For the purpose of improving living conditions in their area, a local housing authority may provide, directly or indirectly, assistance to any person for the purpose of enabling him—  
(a) to acquire living accommodation (whether within or outside their area);  
(b) to adapt or improve living accommodation (whether by alteration, conversion or enlargement, by the installation of any thing or injection of any substance, or otherwise);  
(c) to repair living accommodation...

**(The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 Article 3 (1))**

The range of support that local authority can help finance is broad and may include essential repairs to reduce injury and accidents in the home, ensuring homes are adequately heated, expanding the scope of adaptations available under the Mandatory Disabled Facilities Grants legislation.

Improvements may be achieved through alteration, conversion, installation or injection of materials or through the repair or demolition of buildings.

Legislation does not restrict discretionary assistance to private sector homeowners alone. However, Chelmsford City Council would not provide discretionary assistance (other than relocation assistance in exceptional circumstances) to housing association tenants as other mechanisms are in place to improve their homes. The Council will not fund work that is due to the failure of a landlord to meet their statutory obligations or to repair or improve property that is in poor condition as a consequence of the nature of its occupation or a deliberate act of the occupier.

This policy is not intended to duplicate or replace financial or other assistance which is available from other statutory agencies and to this end, Chelmsford City Council will liaise with partners and external agencies to help ensure, as far as possible, a joined-up approach is achieved to meet a person's identified needs.

Discretionary Assistance may take the form of

- A grant
- A loan
- The provision of services – e.g. installation of items, minor works, services or advice

Assistance may be provided directly or through partner agencies.

#### **General considerations for Discretionary Assistance**

Qualifying criteria will exist relating to:

- 1 The eligibility of the applicant
- 2 The ability of the applicant to pay for the works themselves
- 3 The works that can be funded

Chelmsford City Council's Discretionary Assistance is categorised as follows:

1. **Discretionary Disabled Facilities Assistance**
2. **Remaining Independent Assistance**
3. **Healthy Homes Loans**
4. **Empty Homes Loans**

Financial Assistance will normally be secured on the property being occupied and be registered as a local land charge to be repaid when the property is sold, transferred or otherwise assigned.

An application for Discretionary Disabled Facilities Assistance or a Healthy Homes Loan will not normally be considered if the applicant or the property to which the application relates has been the subject of a successful application within the previous 5 years. The degree to which a property has been maintained by the occupier will be taken into account when considering a second application for assistance.

The terms, conditions and eligibility criteria for discretionary assistance will be provided to applicants following receipt of an enquiry or application.

Discretionary Assistance will, where appropriate, be funded through the Disabled Facilities Grant allocation. Mandatory assistance will take precedence and discretionary assistance may be suspended or withdrawn if resources are limited.

Discretionary Assistance will be subject to maximum amounts and to the availability of necessary funds. The Council reserves the right to refuse an application for discretionary assistance and may withdraw discretionary assistance at any time.

## 1 Discretionary Disabled Facilities Assistance

This Assistance is to help people who qualify for a mandatory disabled facilities grant, but the work required falls outside that which can be funded through that route.

It is not the aim of this policy to duplicate support that is already available, therefore, where provision already exists through other agencies or organisations to fund the necessary work or provide the necessary improvements or adaptations, the work would not normally be eligible for Discretionary Assistance.

Discretionary Disabled Facilities Assistance will generally take the form of repayable interest-free loans.

### Discretionary Disabled Facilities Assistance:

- **Helping someone to relocate to a more suitable dwelling:** In situations where it has been identified that the disabled person would be entitled to a disabled facilities grant, but it is not practicable or too expensive to undertake the adaptations at their current address, a grant may be available to help them move to another property. The new property must be one that has been assessed as already meeting the needs of the disabled person or capable of meeting the needs by adapting at reasonable cost.
- **Discretionary disability adaptations** – to provide adaptations or improvements to the home to meet the needs of a disabled person that are not covered by a mandatory DFG, examples are given below but this list is not exhaustive:
  - To help fund work for a disabled child where parents are separated or divorced and adaptation are necessary at the property which is not considered to be the child's main residence. It is not intended that the eligible works are to the same or equivalent extent as those undertaken at the main residence of the disabled child (which would be eligible for a mandatory disabled facilities grant).
  - Providing improvements to the grounds of the property that would enable the disabled person to benefit from outside space, e.g. safe paths around a garden.
  - Improvements to enable a disabled person to access the community, for example:
    - funding of a dropped kerb – (authority from the Highways authority will need to be secured)
    - provision of facilities appropriate for the storage of mobility equipment
  - Providing of an area for specialist treatment (e.g. the provision of a dialysis room)
  - Providing adaptations at the home of a family member who has a recognised caring responsibility for the disabled person and where the disabled person would qualify for a disabled facilities grant but the home is not the disabled person's main residence.
- **Discretionary Top Up Assistance:** To provide additional financial assistance where people cannot afford to fund their contribution to works that are eligible for a mandatory disabled facilities grant.
  - The maximum available mandatory disabled facilities grant is £30,000. There are occasions when this figure is insufficient to provide major adaptations to meet the needs of a disabled person or their family.

- where the applicant is unable to meet their assessed contribution, under the means-test for a mandatory disabled facilities grant, and in the absence of any suitable affordable alternative the Council may provide the applicant with assistance to enable to works to proceed
- The Council will consider applications for top-up assistance on a case by case basis.

### **Amount**

Maximum amount available (subject to resources being available):

- relocation assistance: £30,000
- discretionary disability adaptations: £20,000
- top-up assistance: £30,000

### **Charges**

An administration fee of 7% up to a maximum of £350 will be added to the discretionary grants to cover administrative expenses. This fee will not form part of the award.

All discretionary disabled facilities assistance (with the exception of the administrative fee) will be placed as an indefinite land charge on the property and its repayment will be required at such time that the property is sold, transferred or otherwise assigned.

## **Eligibility for Discretionary Disabled Facilities Assistance**

### **Qualifying criteria**

#### **1. The applicant**

The applicant must be:

- Resident in the Chelmsford area, and (with the exception of urgent interim solutions) intending to live at the property for 5 years from the date of completion of works. The landlord (if applicable) must agree to the works being undertaken. Landlords may also apply on behalf of their tenant.
- With the exception of stairlifts, be eligible for a mandatory disabled facilities grant.

#### **2 The ability of the applicant to pay for the works themselves (test of resources or means test)**

Where the applicant is not in receipt of a qualifying benefit, a test of Resources (or 'means test') will be applied. This gives the applicant's contribution towards the cost of the work and can vary from zero to the full cost of the works. Unless a means test has already been applied applicants for Discretionary Disabled Facilities Assistance will normally be means tested as if applying for a mandatory disabled facilities grant.

The test is applied to the disabled person requiring the facilities except if that person is 16 years old or under (or 19 years old or under and in full-time education) when the test of resources must be completed by the parent (or foster parent). The test is also applied to any other adult normally living at the property.

#### **3 Qualifying works**

The application must be supported by a written recommendation deeming that the works are necessary and appropriate from

- An Occupational Therapist working with Essex County Council

Funded work will require the agreement of all other persons with an interest in the property.

The work must be assessed as reasonable and practicable by the Council before it can be approved.

Where the work and all other criteria satisfy the eligibility criteria for a mandatory DFG, that will be the primary route for funding.

Reasonable ancillary costs associated with the application, such as planning permission, building control application, land searches, OT assessment costs, charges associated with help in submitting an application and supervision of works in progress may be included for consideration within the application if the total costs are not in excess of the maximum grant available. However, it should be noted that any costs already incurred will have to be funded by the applicant if the application is unsuccessful.

### **Conditions**

The entire amount of financial assistance will be recorded in full as a local charge on the land registry and remain indefinitely. It will be repayable to the Council in full at such time that the property is disposed of by sale, assignment, transfer of the title or otherwise for any reason.

- The same rules for eligibility apply as if for a mandatory disabled facilities grant.
- Applicants must be aged 18 or over at the time the application is made. In the case of a disabled child, the application must be made by the parent(s).
- Applications must be submitted and approved prior to the works being undertaken. Financial assistance cannot be paid retrospectively.
- At all times, the contract of engagement of services is between the applicant and the relevant contractor. Payments may be made direct to the contractor or the applicant. In either case valid invoices must be provided.

### **Additional notes (relocation assistance):**

- The application for relocation assistance must be supported by a formal recommendation from the Occupational Therapy service at Essex County Council. Both the Council and the Occupational Therapist must be satisfied that the proposed dwelling already meets the needs of the disabled person without further adaptations or are satisfied that it can be adapted at reasonable cost.
- The cost of the discretionary relocation grant together with the cost of any adaptations required to the new dwelling must demonstrate value for money.
- The financial assistance is towards the cost of specific relocation expenses which includes estate agent fees, legal costs and removal costs. Assistance will not be made towards the cost of the new dwelling.
- The new dwelling must be the disabled person's main residence and no applicant will be awarded a discretionary relocation assistance more than once.
- The Council will normally require two quotations from independent contractors. In some cases, one estimate may be accepted if the Council is satisfied that the cost is reasonable. Quotations will not be accepted from individuals or companies that have a familial relationship with the applicant.
- Applicants will need to complete the move within 12 months from the date of approval of their application.
- If on the sale of the applicant's existing dwelling, a net equity of more than £10,000 is released, the discretionary relocation grant will only fund the physical removal costs..

## 2 Remaining Independent Assistance

This assistance is available on a discretionary basis to provide minor property works for vulnerable or elderly owner-occupiers, and interim or urgent works deemed necessary to help prevent admittance to hospital or speed someone's return home from hospital, possibly pending additional works under a disabled facilities grant. Eligible work may be fully funded through the disabled facilities grant allocation.

Works may be considered subject to recommendation from an occupational therapist, adult social care, hospital admittance or discharge team or other medical professional from a similar care service with direct knowledge of the client's health condition.

The maximum amount of assistance is a single or cumulative amount up to £5,000 and is not means tested.

Assistance totalling up to £1,000 will take the form of a non-repayable grant.

Assistance between £1,000 and £5,000 will be placed as an interest free charge on the property to be repaid at such time that it is sold, transferred or otherwise disposed of.

There are two areas of work that fall under this category for assistance:

- 1 Interim or urgent solutions and stairlifts, and
- 2 Minor works: home improvements and repairs for elderly residents

### Urgent and Interim solutions and stairlifts

- To help a vulnerable person to be discharged from hospital, help reduce their need for hospital care, or if under hospice care to be cared for at home.
- To facilitate the prompt installation of stairlifts

The cost of work is not to exceed £5,000. The maximum assistance is £5,000.

Works can include:

- Works and services deemed necessary to assist in the discharge from hospital or hospice, or to prevent re-admission, for example, the provision and installation of ceiling track hoists.
- Urgent interim works pending the assessment and application for a disabled facilities grant that would assess the wider needs of a disabled person.
- The Installation of modular ramps or stairlifts, the Council will fund the installation of the stairlift and an extended four year warranty (where the total cost is £5,000 or less)

### Eligibility

- The applicant must be referred by an occupational therapist, adult social care, hospital admittance or discharge team or other professional from a similar care service with direct knowledge of the client's health condition.
- The referral must state what works are requested and why, and how the criteria for the assistance for works are met. The work must be considered by them to be necessary and appropriate, or that they are urgent and necessary to secure the person's safety and or wellbeing within the property.



## Conditions

- In the case of stairlifts, modular ramps or other work to enable a person to safely access the property, a housing standards officer may arrange for a joint visit to the property with an appropriate company / installer. The officer's inspection will assess the practicality of the installation and liaise with the installation company accordingly and may not require more than one competitive quote if the recommended work is in relation to a stairlift
- The financial assistance will be paid on receipt of suitable, acceptable invoice, electrical and warranty certification (where applicable) and following the signing of a certificate of completion by a Housing Standards Officer.

## Minor Works: home improvements and repairs for elderly residents

The aim is to help an elderly resident to be safe in their home. There is no means test where all occupiers who are over 75 years of age.

Amount of assistance: Up to a single or cumulative value of £1,000.

The following list of examples of eligible work is not exhaustive.

- Provision of improved or movement activated external lighting to external access areas
- Work to reduce tripping hazards (eg relaying of paving slabs)
- Works to a property to improve safety and security
  - Repair or improvement of windows or window latches
  - Replacing or improving doors and/or door frames so that they can be opened and closed easily to ventilate the property and reduce risk of unauthorised entry.
  - Provision and installation of key safes to enable carers or family members to gain access
- Improvements to help enable the occupier safely access the community

## Eligibility

- At least one of the occupiers must be over 75 years old
- The applicant may be referred in writing by Social Services, Occupational Therapist, hospital discharge team, medical practitioner, police or charitable organisation. Applications may also be made by a relative or be self-referred. The recommendation must state what works are requested and that they are considered by them to be necessary and appropriate to maintain or improve the person's safety or wellbeing.
- The person(s) for whom the work is considered necessary will not be subject to a test of resources. Unless on a passported benefit, a test of resources will normally be required of other adults under 75 years old who are resident at the same address.

## Conditions

An application will not be approved if work is deemed not to be necessary or appropriate or reasonable or practicable.

More than one minor works grant may be applied for, but the cumulative total assistance provided in respect of a single property will not exceed £1,000.

All applications must be made by or on behalf of the person in need of the adaptation/improvement and be agreed by the owner of the property if different to the applicant.

Proof of occupation of the property by the eligible person will be required

All discretionary assistance is dependent on the financial resources being available. The Council's obligations in relation to mandatory grants take precedence over discretionary assistance.

Note: Financial Assistance that is paid under this part of the policy up to the value of £1,000 to help vulnerable people remain independent is not repayable. Interim solutions and stairlifts costing between £1,000 and £5,000 will be placed as an indefinite charge on the property. Work estimated to be in excess of £5,000 may be eligible for consideration of a Healthy Homes Loan, Disabled Facilities Grant or Discretionary Disabled Facilities Assistance.

### 3 Healthy Homes Loans

Healthy Homes Loans are available on a discretionary basis to help owner-occupiers remedy what are known as 'Category 1 and/or serious Category 2 Health and Safety Hazards'. These are deficiencies identified under the Housing Health and Safety Rating System (HHSRS).

The loan is interest-free, though subject to a single administrative charge of 7% up to a maximum of £350 which will be added to the loan amount. The loan is registered as an indefinite charge on the property and repaid when the property is sold, transferred or otherwise assigned to another owner.

The aim a Healthy Homes Loan is to bring a property to a decent home standard such that it is free from category 1 hazards for a minimum of 10 years. However, where either the funding does not cover the cost of removing all category 1 health and safety hazards from a home, or the applicant chooses not to have certain works undertaken to remove a category 1 hazard, the Council has a duty to take follow up action. In such circumstances, the Council will usually look to discharge its duty by serving a Hazard Awareness Notice which provides details of the remaining hazard(s) and the works required to remedy the hazard(s) to all owners and anyone else with a legal interest in the home.

Examples of qualifying works include:

- electrical rewiring or repairs to an electrical installation to reduce the risk of electrocution and/or fire (including mains wired smoke detection)
- repair or renewal of a boiler or other element of a heating or hot water system to reduce the risk of ill-health associated with living in a cold home or being without hot water
- repair or renewal of floors and staircases that are liable to collapse or otherwise present a significant risk to residents
- repair or renewal of walls and ceilings that are liable to collapse
- repair or renewal of windows or doors that seriously compromise security or pose other significant risks to residents
- repair or renewal of any building element causing significant rising or penetrating damp affecting the internal fabric of the building
- to prevent ongoing and significant structural movement. (in most cases this will be achieved by funding the excess payment required for insurance works to proceed)
- to provide adequate space and a safe layout for the storage, preparation and cooking of food
- to provide a bath/shower, wash-hand basin and toilet where current provision is absent or inadequate
- to provide adequate foul drainage where current provision is absent or inadequate

Any deficiencies that result from the removal of facilities or poor workmanship within the control of the owner will not qualify for loan assistance

Anyone who believes they meet the basic criteria for eligibility (see below) is able to make an initial enquiry, but only those whose properties have subsequently been assessed as having eligible hazards and whose financial means have also been assessed as meeting the qualification criteria will be invited to complete an application form.

Applications are prioritised according to the seriousness of the deficiencies and potential impact on excess winter deaths/falls and the financial circumstances of the applicant.

## Amount

Loans can only be provided in respect of qualifying works and the maximum loan available per dwelling is £30,000 and subject to available resources. An applicant can only receive a Healthy Homes Loan on one occasion within a 10 year period

## Eligibility

The property must:

- be over 10 years old
- be within Council tax bands A – E
- present one or more category 1 health and safety hazards when assessed under the Housing Health and Safety Rating System (HHSRS); or
- present a significant, serious category 2 defect which makes the home difficult to keep warm (sometimes evidenced by serious damp and mould problems)

Note: property includes qualifying mobile homes and qualifying houseboats that are permanently sited or moored in the District.

The applicant must:

- be an owner-occupier or leaseholder with a full-repairing lease
- have lived at the property for at least 3 years prior to making an enquiry
- not have had a Healthy Homes Loan within 10 years of the current enquiry
- be in receipt of a qualifying benefit or be eligible by way of a means test:
  - qualifying benefits: entitled to 100% of a loan up to a maximum of £30,000: (qualifying benefits may be subject to change and will be confirmed at the time of application).

A means test will confirm the percentage of the loan that the applicant is eligible for, up to a maximum of £30,000.

Qualifying works will be determined by a technical survey and hazard assessment, in accordance with the latest national guidance, and will be undertaken by a qualified HHSRS assessor.

## Main Conditions

A Healthy Homes Loan is subject to a test of resources

The maximum loan is £30,000 (plus the administrative fee)

An administrative fee of 7% of the cost of works up to a maximum of £350 will be applied to the loan and included in the total loan amount.

Healthy Homes Loans are registered as an indefinite land charge on the property to be repaid in full when the property is sold, transferred or otherwise disposed of.

**A full set of conditions is published separately from this policy. An applicant will be provided with a full set of conditions for consideration with their application form. A set of conditions can also be requested at any time.**

Requests for a deviation from the eligibility criteria may be considered in exceptional circumstances

## 4 Empty Home Assistance

Empty Home Assistance is available to renovate an empty dwelling to the Decent Homes Standard (as a minimum) or to convert an empty property into one or more units to the Decent Homes Standard so that it is suitable for immediate occupation whether by selling it, or renting it out.

The PLACE Scheme, made up of a consortium of Local Authorities, exists to assist owners of long term empty properties (those that have been registered as empty for 6 months or more) to bring those homes back into use.

Certain empty property loans are made available through the PLACE scheme. This is a loan that has been developed to offer assistance to renovate and/or convert empty properties so that they are suitable for reoccupation.

Two loan options are available

**“Loan to Sell”** the loan will be repayable either immediately upon sale of the property, or within 2 years of the dated Loan Facility Agreement (whichever is the sooner).

**“Loan to Let”** the loan will be repayable within 5 years of the dated Loan Facility Agreement, or upon the future sale of the property (whichever is the sooner).

### Eligibility

To be eligible,:-

- The property must have been empty for at least 6 months
- The property must be in the ownership of the applicant
- The property must require work to bring it up to the Decent Homes Standard
- All necessary consents for the works must be obtained. In the case of conversions, these will have been approved and will include full planning permission, building regulation approval, listed building and conservation area consent, where applicable
- The owner must intend to either sell the property or rent it out on completion of the works
- There must be sufficient equity in the property and have an acceptable risk rating
- There must be no legal constraints or restrictive covenants on the property that would prevent the proposed works/ conversion from being undertaken.

Loan assistance will not be available for:

- Properties, which are not of a permanent nature such as houseboats and caravans
- Sheds, outhouses and extensions such as conservatories which do not have Building Regulation approval
- Buildings not suitable for conversion to habitable dwellings
- Buildings which are intended to be used by the applicant and/or his family use,

## **Main Conditions**

Loans available through the PLACE scheme are determined and bound by conditions agreed by the PLACE consortium and although implemented and administered locally in line with those conditions, Chelmsford City Council cannot make any unilateral decisions in respect of this assistance.

All loans under the scheme are repayable and subject to funds being available.

The maximum amount of loan available is £25,000 per unit of accommodation up to a maximum of £175,000. The amount of loan available is dependent on the total cost of the eligible works, costs will be assessed by the Council to ensure that they are reasonable and present value for money.

A Legal Charge is placed on the property for the period of the loan or until repaid in full (whichever is the sooner)

**Loan to Sell:** This loan is repayable either, immediately upon sale of the property, or within 2 years of the dated Loan Facility Agreement (whichever is the sooner).

**Loan to Let:** This loan is repayable within 5 years of the dated Loan Facility Agreement, or upon the future sale of the property (whichever is the sooner).

If the loan is to convert a property into multiple units and there is a disposal of one or more units then the applicant must repay the lesser amount of either the gross sale proceeds or the amount of loan outstanding. If after this there are still monies outstanding on the loan, then the applicant must repay this on whichever occurs the earlier of either the disposal of the final unit or the relevant date set out in Loan Facility Agreement.

The loans are interest free providing there is no default on the loan agreement.

Detailed information including information on conditions will be provided to any person expressing interest in applying for an Empty Home Loan.

Approval Date	Version No	Changes Made	Changes made by	Date of Change
1st July 2019	1	Replaces the 2015 policy and includes wider Discretionary Assistance	n/a	n/a

#### References:

Housing Grants, Construction & Regeneration Act 1996

Housing Renewal Grants (Service and Charges Order 1996

Housing renewal (Services and Charges) Order 1996

Disabled Facilities Grants (Conditions relating to approval or repayment of Grant) General Consent 2008 (England)

Disabled Facilities Grants (Maximum Amounts and Additional Purposes) (England) Order 2008

Regulatory Reform (Housing Assistance) (England and Wales) Order 2002

Home Adaptations for Disabled People - Good Practice Guide by the Home Adaptations Consortium (published 2013)

Chelmsford City Council's supplement to Housing assistance Policy: Conditions applicable to Housing Assistance