

SITE ALLOCATIONS

CHELMSFORD BOROUGH LOCAL DEVELOPMENT FRAMEWORK 2001- 2021

Adopted 15th February 2012



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How we have got to this point

1.1 The purpose of this Site Allocations Development Plan Document (SADPD for short) is to allocate land for a range of uses to support the spatial vision and objectives of the Borough Council's Adopted Core Strategy. It includes sites for development including housing, employment and transport infrastructure and site designations primarily for environmental protection including Coastal Protection Belt and open space.

1.2 The Site Allocations Development Plan Document considers sites within the whole of the Borough, excluding Chelmsford Town Centre and North Chelmsford, which are dealt with by separate Area Action Plans (CTCAAP and NCAAP).

1.3 Consultation on the SADPD first started with the Issues and Options consultation in Summer 2007, followed by Potential Options in late-2009 and Proposed Submission consultation in late-2010. The SADPD has been adopted by the Borough Council following its Independent Examination by a Planning Inspector in late-2011.

Abbreviations

Initials	Abbreviation of ...
AAP	Area Action Plan
AMR	Annual Monitoring Report
CBC	Chelmsford Borough Council
ChART	Chelmsford Area Bus Based Rapid Transit
CTCAAP	Chelmsford Town Centre Area Action Plan
DSB	Defined Settlement Boundary
DPD	Development Plan Document
ECC	Essex County Council
F.E	Further Education
Ha	Hectare
H.E	Higher Education
LoW	Local Wildlife Site
LDF	Local Development Framework
LDM	Local Delivery Mechanism
NCAAP	North Chelmsford Area Action Plan
PCT	Primary Care Trust

Initials	Abbreviation of ...
P.H.	Public House
PPG2	Planning Policy Guidance Note 2 - Green Belts
PPG17	Planning Policy Guidance Note 17 - Planning for Open Space, Sport and Recreation
PPS3	Planning Policy Guidance Note 3 - Housing
PPS25	Planning Policy Statement 25 - Development and Flood Risk - Green Belts
Ramsar	Wetland of International Importance
SADPD	Site Allocations Development Plan Document
SAC	Special Areas of Conservation
SHMA	Strategic Housing Market Assessment
SPA	Special Policy Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
UCS	Urban Capacity Study
URC	United Reformed Church

Introduction

2.1 This document is called the Site Allocations Development Plan Document. Throughout the document it is referred to as SADPD for short.

2.2 The SADPD sets out how Chelmsford Borough Council will manage development growth for the bulk of the Borough (excluding the areas covered by Area Action Plans) up to 2021, and then beyond. The SADPD implements in detail the Spatial Strategy contained within the Borough Council's adopted Core Strategy and Development Control Policies DPD, which sets out the overall amount of new development and their broad locations. This approach was endorsed by the Inspector at the Independent Examination into the Core Strategy, before it was adopted by the Borough Council in February 2008.

2.3 The SADPD provides a framework for clear and consistent decision making by providing clear site allocations. It manages change by designating areas for protection including the Metropolitan Green Belt, Green Wedges and Protected Lanes and by allocating land for specific types of development including new housing and employment. It also sets out the main constraints which will affect decision-making on planning applications and guidance for specific sites or areas including Special Policy Areas.

2.4 The sites allocated for either development or protection include those identified:

- by the Borough Council
- by external parties such as developers/ agents, Parish Councils and private individuals during previous consultations
- in the Adopted Core Strategy
- through a consultant study such as the Urban Capacity Study 2007 and Protected Lanes Review 2009 and 2010.

2.5 This document is a material consideration in the determination of all planning applications in the SADPD area and forms part of the statutory Development Plan for Chelmsford Borough. An accompanying Proposals Map shows the spatial definition of the SADPD proposals, including policy areas designated by the Core Strategy and Development Control Policies DPD. The SADPD Proposals Map is included in the pack of maps inserted at the end of this document.

The Proposals Map

2.6 The SADPD uses a Proposals Map to illustrate sites for development or protection. These are contained in Part 6 and the pocket at the end of the document.

Purpose and Format of the SADPD

2.7 The purpose of the SADPD is to allocate sites for development and protection in line with the overall strategy set by the Adopted Core Strategy.

2.8 The document is divided into the following Parts:

Part 1	Preface containing information on how we have got to this point
Part 2	Provides the Introduction, explains the role of the SADPD and the Proposals Map
Part 3	Sets out the Borough Council's proposals for different site allocations and notations. These are presented under themes of the Adopted Core Strategy (e.g. Managing Growth, Environmental Protection and Enhancement, Balanced Communities etc.)
Part 4	Sets out the framework for monitoring and implementing the SADPD
Part 5	Appendix listing the SADPD Evidence Base
Part 6	Includes the Proposals Map to show the site allocations and area designations

2.9 The site allocations and designations in this document are presented under the same main themes as the Adopted Core Strategy. These are as follows:

Core Strategy Area	SADPD Topic
Managing Growth	Metropolitan Green Belt Boundary Settlement Boundaries Sustainable Transport Special Policy Areas
Environmental Protection and Enhancement	Green Wedges Coastal Protection Belt Protected Lanes Chelmsford Flood Alleviation Scheme
Balanced Communities	Housing Sites Affordable Housing Sites Specialist Residential Accommodation Sites
Economic Prosperity	Employment Areas Neighbourhood Centres
Quality of Life	Open Spaces, Sports and Recreation Provision
Minerals and Waste	Minerals and Waste

2.10 Each site allocation and notation is detailed in Part 3 and is shown on the Proposals Map in Part 6 of the document.

2.11 There are some SADPD Topics in this document which are decided through other plans and legislation. Examples of this are sites for Minerals and Waste processing and the preferred route for the Chelmsford North East By-pass, which all fall within the scope of Essex County Council's planning functions. However, this document includes these designations in order to provide a complete picture of the other proposals that may occur in the Borough up to 2021.

Sustainability Appraisal

2.12 The process of preparing the SADPD has been underpinned by the on-going preparation of an Integrated Sustainability Appraisal which has tested and informed the preparation of options and has informed the proposals contained within this document. A final Integrated Sustainability Appraisal prepared by independent consultants AMEC Environment & Infrastructure UK Limited accompanies this document and is available to download from the Borough Council's website and paper copies are available on request (for a charge).

Managing Growth

3.1 The Borough Council seeks to direct growth to the most sustainable locations in the Borough and ensure new and existing neighbourhoods are easy to get to and well integrated. It will do this through the SADPD by making the following allocations/ designations:

- Metropolitan Green Belt Boundary
- Settlement Boundaries
- Sustainable Transport
- Special Policy Areas.

Topic 1 - Metropolitan Green Belt Boundary

Introduction

3.2 The Green Belt, as it affects Chelmsford, is part of London's Metropolitan Green Belt. This was largely designated in the 1950's to prevent the merging of the capital with other settlements and to provide for an area of open countryside that could be used for recreational purposes. In addition Chelmsford's Green Belt is of local strategic importance in the context of preventing the merging of Chelmsford's Urban Area with nearby settlements, and this is particularly the case in relation to Writtle and Galleywood. Over a third of the Borough is designated as Metropolitan Green Belt.

Objectives

3.3 The fundamental aim of the Metropolitan Green Belt policy, the purposes of including land in the Metropolitan Green Belt and its objectives are outlined in the Government's Planning Policy Guidance 2: Green Belts. This also confirms that once the general extent of the Metropolitan Green Belt has been approved it should be altered only in exceptional circumstances. The protection of the Metropolitan Green Belt around Chelmsford is a central element of the Core Strategy expressed in Policies CP5 and DC1. The key objectives are:

- To protect the Metropolitan Green Belt from inappropriate development and to maintain its openness
- To provide opportunities for access to the open countryside and outdoor sports.

3.4 The general extent of the Metropolitan Green Belt is shown on the Core Strategy Key Diagram. The detailed boundaries are shown on the Proposals Map. This reflects the release of land from the Metropolitan Green Belt for a new Employment Area at Temple Farm, West Hanningfield.

Topic 2 - Settlement Boundaries

Introduction

3.5 The Urban Area and Defined Settlement Boundaries (DSB) show the extent of the built-up area of towns and of villages across the Borough. Within the SADPD area, this includes the Chelmsford Urban Area (excluding the northern edge), South Woodham Ferrers Urban Area and twenty-five Defined Settlements considered below.

3.6 In accordance with the adopted Core Strategy and Development Control Policies DPD and Government guidance, development outside these boundaries is generally subject to restrictive policies which strictly limits uses that are appropriate to the countryside, such as purposes directly related to agriculture and other rural uses. The definition of boundaries prevents development encroaching into the countryside in an unplanned manner and helps to safeguard the form and character of existing settlements.

3.7 The Urban Area and DSBs have been identified on the Proposals Map to ensure a consistent approach and to create defensible boundaries that reflect the nature, size, setting and character of village settlement boundaries. The boundaries of Urban Areas and Defined Settlements are, in most cases, defined tightly around their consolidated built-up areas. This reflects the basic strategy of the Core Strategy to prevent further intrusion into the countryside and also, that allocations for major new future residential and employment development are largely made in the NCAAP and CTCAAP - see Topics 9 (Housing Sites) and 10 (Affordable Housing Sites).

3.8 Urban Area and Defined Settlement boundaries have been defined in order to include permanent residential buildings which are of a similar density and character to the host settlement or built-up area. Some boundaries are not continuous and may comprise two or more separate elements. Farms are generally excluded as their rural characteristics predominate and they relate more strongly to the countryside. Where properties are on the edge of settlements and have extensive or long back gardens the boundary is generally drawn 25 metres from the rear of the building. This seeks to prevent backland development which could harm the character of the open countryside. Boundaries have also been drawn along the flank wall of properties with large side gardens on settlement edges, this is also to prevent any further development of land which could harm the character of the countryside and the existing settlement setting. When defining the boundaries, consideration has been given to circumstances where there is an existing planning permission or existing development briefs that have been prepared by the Borough Council. In addition, the Defined Settlement boundaries of East Hanningfield and West Hanningfield have been defined to include development allocations for new small scale local needs rural affordable housing.

Objectives

3.9 Settlement boundaries around towns and villages have been a key element of planning policy in the Borough for many years. The key objectives are:

- To demarcate the limit of the built-up areas, taking into account the need to protect the countryside from urban sprawl and avoid the undesirable consolidation of more dispersed development patterns
- To allow for appropriate local needs affordable sites on the edge of settlements in line with Core Strategy Policy DC32.

Part 3 Site Allocations and Notations

3.10 The Core Strategy only provides for a limited amount of new development around settlements in the SADPD. Therefore, settlement boundaries have generally been defined tightly around the existing built-up area.

Urban Area Boundaries

Chelmsford Urban Area (Map 3)

3.11 The existing Urban Area of Chelmsford is well defined and in part coterminous with the Green Wedge boundaries. This document proposes no significant changes to the previous Urban Area boundary of Chelmsford within the SADPD area. The Urban Area Boundary of Chelmsford is shown on Map No.3.

South Woodham Ferrers Urban Area (Map 4)

3.12 South Woodham Ferrers is a uniquely planned town, built in a countryside setting on the River Crouch. Major environmental and planning policy constraints exist on much of the land adjoining the town, including the Metropolitan Green Belt and Coastal Protection Belt and land covered by national and international nature conservation designations. Therefore, the urban area boundary is drawn tightly around the existing built-up area as indicated on the Proposals Map.

3.13 Policy CP25 defines the hierarchy of neighbourhood centres and includes South Woodham Ferrers Town Centre which is identified on the Proposals Map. Compass Gardens is an important park adjacent to and serving the town centre, though is not included in the Town Centre Boundary.

Defined Settlement Boundaries

Bicknacre (Map 6)

3.14 Bicknacre is a relatively large village that lies within an area of important countryside and landscape value. The scope to extend the defined settlement is therefore constrained and the DSB is drawn tightly around the existing consolidated built-up area.

Boreham (Map 7)

3.15 Boreham is a large, compact and substantially built-up settlement lying within generally well-defined boundaries. To the north of the village is the former Boreham Airfield which is now part of the large Bulls Lodge Quarry mineral extraction site which will be progressively restored for future recreational and agricultural use. Many dwellings enjoy views into the open countryside and access to footpaths and open space. The edge of the built-up area is marked by the A12 link road and by a clearly defined boundary with open countryside elsewhere. The DSB is tightly drawn to reflect this development pattern. Land around and east of The Cock Public House acts as a gap preventing the linking of the village with the sporadic ribbon development beyond. Furthermore, land round The Lion Inn Public House and the village development limit is open in character and any further development would be an undesirable extension into the rural area. Therefore, the DSB excludes this land and has been tightly drawn to prevent further expansion of the built-up area. The one exception is the inclusion of a site for residential development on 'brownfield' land at Shearers Way (see Topic 9). Boreham has an adopted Village Design Statement and any future development should be in accordance with it.

Chatham Green (Map 8)

3.16 Chatham Green is a small rural community close to the A131. It has a recreation ground and pub, but there are no shops. It is very rural in character and appearance. The DSB is drawn tightly around a closely grouped ribbon of residential development in the north and compact commercial activity in the centre with a built-up appearance. It excludes some of the buildings set in large gardens including Bailey's Farm, Bakery Cottage, The Windmill Public House and Chatham Green Yard/ Pondside Nursery. This is to protect the character of the village from too much infill development which would be inappropriate to a village of this size and harmful to the countryside.

Danbury (Map 9)

3.17 Danbury is a large village with a good range of community facilities. The built-up area is irregular in shape and interspersed with stretches of open countryside. The DSB is drawn in three sections to reflect this irregular pattern of development. It is situated on Danbury Ridge, one of the most attractive areas of Essex with extensive views. The Ridge is important for nature conservation and there are a number of Sites of Special Scientific Interest (SSSI), some in close proximity to housing sites. Many houses are set in large grounds with mature landscaping and are very important elements contributing to the special character of the settlement. Around the The Ridge and the adjoining area development has undermined the wooded character resulting in gradual urbanisation. Accordingly, the area is excluded from the DSB to prevent any further extension of the built-up area. Within the DSB is the established Royal British Legion Employment Area.

3.18 Horne Row has a clearly defined built-up area consisting of frontage development. It is almost entirely surrounded by Danbury Common SSSI. Further development outside the existing developed area would be unacceptable and the DSB has been drawn accordingly.

East Hanningfield (Map 10)

3.19 East Hanningfield is situated in attractive countryside and the edge of the built-up area is generally well defined. Accordingly, the DSB has been closely drawn round the existing built-up edge, but includes an allocation for a new local affordable housing needs development on Land at Back Lane (see Topic 10). East Hanningfield Industrial Estate is also within the DSB for the village.

Edney Common (Map 11)

3.20 Edney Common is a small hamlet set within the Metropolitan Green Belt. This is the first time that a DSB has been defined for Edney Common and as such, the boundary is drawn tightly round the continuous built-up frontage. The one exception is the inclusion of a small housing allocation on 'brownfield' land at The Nest - (see Topic 9). Properties to the east of the DSB including Glengarry and Willows consist of large properties set in spacious grounds. These are excluded to prevent encroachment into the Metropolitan Green Belt. Similarly the garages behind Grassmere and The Green Man P.H. have not been included.

Ford End (Map 12)

3.21 Ford End is a small but compact settlement lying on the B1008, within the parish of Great Waltham. The boundary of the village is generally well defined consisting of ribbon development and some in-depth development to the west of Main Road. It has an essentially rural and open character set within an area of attractive countryside. The DSB is in two parts; the area that has

traditionally been the main part of the village and an area to the North, along Sandon Hill, separated from the main part of the village by Lavender's Farm. This second area is additional to the area that has been previously defined at Ford End but acknowledges the built up nature of this part of the village.

Galleywood (Map 13)

3.22 Galleywood is one of the largest settlements in the Borough enclosed by the Metropolitan Green Belt. It is surrounded by attractive countryside and open space including Galleywood Common to the south and Chelmer Park to the north. In the open countryside around Galleywood there is some sporadic development. This includes some large houses in large gardens with mature landscaping. It is very rural in character and any further consolidation or expansion would have a significant detrimental impact on the environment. Therefore the DSB is drawn around the existing continuous built-up area. Within the DSB, one site is allocated for residential development on Land to the rear of 24 to 70 Pym's Road, Beehive Lane (see Site Allocation 15). The Signals Lane Employment Area also lies within the DSB. Galleywood has an adopted Village Design Statement and any future development should be in accordance with it.

Good Easter (Map 14)

3.23 Good Easter is a small, attractive village set in open, rolling countryside with limited community facilities. The main part of the village consists of ribbon development along Mill Road with a smaller compact area of housing east of the main village at Souther Cross Road. This is the first time a DSB has been defined for Good Easter. Therefore, the boundary of the defined settlement is drawn tightly around the existing built-up frontage. Good Easter has an adopted Village Design Statement and any future development should be in accordance with it.

Great Leighs (Map 15)

3.24 Great Leighs is largely built-up in character with a generally well defined boundary. The village lies in an area of open countryside and the boundary of the DSB has been drawn to prevent further expansion of the built-up area. The area of scattered development to the south of the main part of the village is semi-rural in character consisting of sporadic ribbon of development with gaps providing views of the open countryside. The DSB excludes this area. The Banter's Lane Employment Area is allocated in the north of the Defined Settlement (see Topic 12).

Highwood (Map 16)

3.25 Highwood is a small settlement within the Metropolitan Green Belt. It consists, for the most part, of ribbon development along the Highwood Road with limited development in depth. The surrounding landscape and countryside is very open, attractive and important for nature conservation. The settlement has a well defined form and for the reasons above the DSB is tightly defined around its continuously built-up edge.

Howe Green (Map 17)

3.26 Howe Green is a small relatively dispersed settlement consisting of ribbon development along Southend Road and East Hanningfield Road and a modern estate development at Chalklands. Any extension of the built-up area to the west of Southend Road would intrude into the Metropolitan Green Belt. To the east of Chalklands, is a loose ribbon of large houses standing in large plots in a

mature landscaped setting. Further development of this area would create a more built-up appearance which would harm local character and the countryside. The DSB has been drawn tightly round the edge of existing continuous development.

Howe Street (Map 18)

3.27 Howe Street is a small, compact settlement consisting of development within the triangle of land created by the B1008, Lucks Lane and Parsonage Lane. The settlement is located within an area of attractive landscape and countryside. Expansion of the built-up area into the surrounding countryside would be undesirable and, therefore, the DSB has been tightly drawn around the existing developed area.

Little Baddow (Map 19)

3.28 Little Baddow is a relatively dispersed settlement located on the northern part of Danbury Ridge in an area of very attractive countryside. Much of the development in this area is semi-rural in character comprising scattered dwellings in large gardens with mature landscaping and a loose ribbon of development along The Ridge and North Hill. In order to preserve the special character of Little Baddow and to protect the nature conservation value of the area, the DSB, which is in two parts, is tightly drawn round the existing continuous built-up areas. The Ridge and the adjoining area, which still retains much of its original semi-rural character, is excluded from the DSB for the same reasons as outlined in relation to Danbury. Accordingly further consolidation of the existing loose ribbon of development along The Ridge and North Hill will be prevented so the road between Little Baddow and Danbury does not become entirely built-up in character to the detriment of the rural character and nature conservation interests. Little Baddow has an adopted Village Design Statement and any future development should be in accordance with it.

Margaretting (Map 20)

3.29 Margaretting is a substantially built-up settlement composed of a very small historic core plus ribbon development along Maldon Road. It benefits from close proximity to the A12 and is bordered entirely by the Metropolitan Green Belt. The centre of the village and an area to the south of the settlement have been designated as a Conservation Area. The village is surrounded by attractive countryside and important landscape. The areas of loose ribbon development or low density scattered development are in the Metropolitan Green Belt and not included within the DSB. This includes two small areas consisting primarily of large houses in large gardens, one on the edge of the village on the west side of Wantz Road, and the other about 0.25 mile to the west of Margaretting, at Penny's Lane. Therefore, the Metropolitan Green Belt is defined tightly around those parts of the village that are compact and well built-up, and the ribbon of housing along Maldon Road as far as the railway line, which forms a clear visual break. Margaretting has an adopted Village Design Statement and any future development should be in accordance with it.

Ramsden Heath (Map 23)

3.30 The main part of Ramsden Heath is relatively well defined but there are also ribbons of development outwards both to the east and west. The village is surrounded by the Metropolitan Green Belt and areas important for nature conservation. Downham primarily consists of a long stretch of sporadic development to the east of Ramsden Heath and within which pressures for consolidation have been resisted. Downham and Ramsden Bellhouse are both close to Ramsden

Heath and it is important to maintain the gaps between the settlements. The DSB has been drawn to include only those areas of continuous development. Where there are clear gaps in the pattern of ribbon development, for example, to the west along Heath Road, these areas have been excluded from the DSB to prevent consolidation into a continuous ribbon of development. Ramsden Heath, Downham and South Hanningfield have an adopted Village Design Statement and any future development should be in accordance with it.

3.31 To the east of Ramsden Heath at Windsor Road is an area of industrial and storage uses mainly composed of scrap yards/car breakers together with a number of small units. This is excluded from the DSB. The area to the East of Windsor Road however, has been defined as a second, smaller area to reflect the continuous pattern of residential development in this part of the village.

Rettendon Common (Map 24)

3.32 Rettendon Common is a relatively small settlement lying immediately to the east of the A130. The settlement takes the form of ribbon development along both sides of East Hanningfield Road with limited development in depth on the south side. The village lies in an area of open countryside with extensive views. Further expansion would be undesirable. The DSB has been drawn accordingly.

Rettendon Place (Map 25)

3.33 Rettendon Place is a small, relatively compact settlement situated on Main Road on the old A130. The village is characterised by development in depth on the east side of the village and a continuous ribbon of development on the west side. The village lies in an attractive area and the outer boundary of the Metropolitan Green Belt is defined around the western and southern edge of the settlement. To the south of the settlement is an attractive informal group of buildings in a mature landscape setting, including All Saint's Church, Rettendon Place and various agricultural buildings. This area is set apart from the remainder of the village and any further expansion would be unacceptable. For the reasons given above, the DSB has been drawn tightly around the existing consolidated built-up edge.

Roxwell (Map 26)

3.34 Roxwell is a compact settlement within the Metropolitan Green Belt with two well defined built-up areas. The village centre includes several historic buildings and is a Conservation Area. The surrounding countryside comprises mainly high-grade agricultural land and has important landscape value. The closely knit group of houses along Green Lane forms a smaller Defined Settlement. These houses are separated from the main part of the settlement and help to retain Roxwell's compact form. The DSB has been drawn tightly to ensure that any development in this area does not detract from this function.

Runwell (Map 27)

3.35 Runwell is situated in the south of the Borough. It is densely built-up in character with little open space within the built-up area. Runwell is bordered by the Metropolitan Green Belt and, particularly in the north and west, adjoins attractive, undulating, open countryside. There is no justification for further expansion of the DSB. The areas of sporadic development along Brock Hill, South Hanningfield Way, Meadow Lane and Runwell Road comprise low density development and are excluded from the DSB.

Sandon (Map 29)

3.36 Sandon is a small, compact village with a well defined edge to the built-up area. It is separated from Great Baddow to the west by a narrow stretch of countryside and much of the northern part of the settlement is within a Conservation Area. The scope to extend the DSB is very constrained and therefore the boundary of the settlement is drawn tightly round the built-up area.

Stock (Map 30)

3.37 Stock is a relatively large village, substantially built-up in character although much of its attractiveness derives from the feeling of spaciousness created by the relatively low density development in areas such as Mill Road. This open character is an important feature in the village. The village is situated within the Metropolitan Green Belt in an area of very attractive countryside. As such, the DSB has been tightly drawn round the existing built-up area. The one exception is the inclusion of a small housing allocation on 'brownfield' land adjacent to 42-48 Brookmans Road (see Topic 9).

West Hanningfield (Map 32)

3.38 West Hanningfield is a relatively small village consisting mostly of ribbon development along Church Road with some limited development in depth. It is surrounded by Metropolitan Green Belt. The southern boundary adjoins an area important for nature conservation and lies near to the Hanningfield Reservoir SSSI. The Defined Settlement Boundary is tightly drawn round the existing consolidated built-up edges of the village, but includes a site with planning permission for local needs affordable housing on land East of Middlemead (see Topic 10). West Hanningfield has an adopted Village Design Statement and any future development should be in accordance with it.

Woodham Ferrers (Map 33)

3.39 The settlement of Woodham Ferrers consists of three small built-up areas. These are largely continuous ribbon development along Main Road. The village is located in an area of attractive countryside and further expansion or merging of the built-up areas would be undesirable. The DSB has therefore been drawn tightly round the built-up areas that form the village.

Writtle (Map 34)

3.40 Writtle is a large village that is substantially built-up in character with a generally well defined boundary. The village is located in an area of attractive countryside, is enclosed by the Metropolitan Green Belt and bounded by high quality agricultural land to the north and south. Much of the land to the north is part of Writtle College which is separated by a narrow gap from the village. If the identity of the village is to be maintained it is vital to ensure that this gap is preserved. Daws Farm and the adjacent agricultural buildings are located in an important gap in the Back Lane frontage and are excluded from the DSB. In order to protect the Metropolitan Green Belt and retain the existing character of the village, the DSB has been drawn tightly around the existing built-up frontage. Within the DSB one site is allocated for residential development on Land surrounding British Telecom, Ongar Road (see Site Allocation 19). Writtle has an adopted Village Design Statement and any future development should be in accordance with it.

Part 3 Site Allocations and Notations

Table 1 Settlement Boundaries

Settlement Boundary	Map Reference
Urban Area Boundaries	
Chelmsford Urban Area	3
South Woodham Ferrers Urban Area	4
Defined Settlement Boundaries	
Bicknacre	6
Boreham	7
Chatham Green	8
Danbury	9
East Hanningfield	10
Edney Common	11
Ford End	12
Galleywood	13
Good Easter	14
Great Leighs	15
Highwood (Loves Green)	16
Howe Green	17
Howe Street	18
Little Baddow	19
Margaretting	20
Ramsden Heath	23
Rettendon Common	24
Rettendon Place	25
Roxwell	26
Runwell	27
Sandon	29
Stock	30

Part 3 Site Allocations and Notations

Settlement Boundary	Map Reference
West Hanningfield	32
Woodham Ferrers	33
Writtle	34

Topic 3 – Sustainable Transport

3.41 The suite of Core Strategy and Development Control Policies contain many policies that relate to sustainable transport. The key role of sustainable transport within the Local Development Framework process is set out in Policy CP4 – Securing Infrastructure, in terms of key infrastructure requirements which include the Chelmsford North East By-pass, a new North East Chelmsford Rail Station plus capacity improvements at the existing station, transport links between new neighbourhoods and Chelmsford Town Centre, additional Park and Ride sites, bus priority and bus-based rapid transit (ChART). Other policies address traffic management measures plus cycleways and footpaths. Within the area of the SADPD there are allocations for Park and Ride and cycleways.

Park and Ride

Overview

3.42 Park and Ride is a major component of Essex County Council's transport strategy and Chelmsford Borough Council's planning policy. Chelmsford's first Park and Ride site opened at Sandon in March 2006 and has been extremely successful, having been extended twice. There are currently 1,175 spaces with planning permission for a further 250 spaces, should they be required. A second site, Chelmer Valley, on Essex Regiment Way opened in April 2011. The site comprises 700 spaces with planning permission for a further 300 spaces, should they be required.

Widford Park and Ride Area of Search

3.43 A Park and Ride site at Widford has been identified as an 'Area of Search'. It would intercept vehicles from the A414 Harlow corridor and Three Mile Hill (A12/B1002 London / Brentwood) which currently use Waterhouse Lane or New London Road to reach the town centre. Work is required to identify an exact location and prepare the necessary business case and timescales for implementation.

Cycleways and Footpaths

Overview

3.44 Walking and cycle routes are major components of the Local Development Framework. They must be well designed so that people feel safe to use them as an alternative to travelling by car. Chelmsford is a town which has a strong cycling culture and there is already an extensive network of cycle routes, some off road and some on road. Further cycle routes are allocated in this SADPD.

Cycle Routes

3.45 For a number of years the Borough Council together with Essex County Council have developed a cycle network in Chelmsford and maintained a plan of proposed cycleways in order that these can help determine the sustainable transport provisions that are required from all development proposals. Proposals in the SADPD plan area are shown on the Proposals Map. The proposed cycle route from Great Baddow to Chelmsford has been revised to incorporate a proposal to make use of a culvert under the replacement Chelmer Viaduct to overcome problems with the existing route

in the Army and Navy area. The section of route within the Chelmsford Town Centre Area Action Plan area is also revised. Full details are shown in 'A Feasibility Study into a Walking and Cycling Route from Great Baddow to Chelmsford' prepared by Sustrans in February 2010.

Roads

3.46 Within the area covered by the Site Allocations DPD there are road proposals for the replacement Chelmer Viaduct and the Chelmsford North East by-pass which are not formal allocations under SADPD. For completeness, they are shown on the SADPD Proposals Map.

Topic 4 - Special Policy Areas

Overview

3.47 The five existing Special Policy Areas in the Borough at Great Leighs Racecourse, Sandford Mill, Hanningfield Treatment Works, Broomfield Hospital and Writtle College lie within the countryside and / or the Metropolitan Green Belt where ordinarily policy would constrain new development. The Special Policy Area designation enables the operational and functional requirements of these facilities or institutions to be planned in a strategic and phased manner in line with Core Strategy Policy CP2. Broomfield Hospital is addressed in the NCAAP.

3.48 The SPA sites are shown on the Proposals Map.

Objectives

3.49 Key objectives are to:

- Secure the long-term future and sustainable development of Special Policy Areas
- Enable Special Policy Areas to be planned in a strategic and phased manner
- Ensure future development reflects the operational and functional requirements of the Special Policy Areas
- Ensure future development minimises the impact of development on their surroundings, sites important for nature conservation, wildlife and built heritage including Listed Buildings
- Strengthen access to the sites by sustainable modes of transport and minimise traffic pressures on local roads
- At Great Leighs Racecourse, promote adequate landscaping around the site and appropriate restoration of the active Minerals site in line with the existing planning permission
- At Sandford Mill, work with Essex Waterways to promote a mixed-use development to sustain the future use and continuation of the Chelmer and Blackwater Navigation and, create a 'hub' of activity along it
- Approve Masterplans for each Special Policy Area containing more detail on the strategy for their development.

Special Policy Area Sites

Great Leighs Racecourse

3.50 Great Leighs Racecourse is located at the former Essex County Showground site in the north of the Borough. It has been developed as a major new racecourse and equestrian centre with supporting entertainment facilities. Extensive ground works have been carried out, a new stadium erected and a range of supporting equestrian facilities built. A number of horse races were held in 2008. However, racing was suspended in January 2009 and the site has recently been sold.

Opportunities to reopen the site as a major new racecourse continue to be explored, therefore, the Special Policy Area status remains appropriate. Development opportunities will need to be balanced with the environmental impacts of this large site, especially regarding transport and how new buildings will affect the countryside. Whilst some further development related to the racecourse and equestrian centre may be appropriate, the Borough Council will not support residential development at the site or other uses that are clearly unrelated to the permitted uses.

3.51 The Special Policy Area boundary includes the areas covered by the existing built development and areas with approved planning permission for future development. It excludes the stables and associated facilities around Moulsham Hall which are temporary and any further intensification would be visually intrusive and have a negative impact upon local landscape character.

3.52 Circulation

- Strengthen access into the main complex and around the site
- Minimise traffic pressures on Moulsham Hall Lane
- Promote more sustainable means of transport to the site and reduce use of the private car.

3.53 Buildings

- Promote the refurbishment and the continued use of existing agricultural buildings
- Ensure temporary buildings are replaced with permanent structures.

3.54 Landscape

- Ensure the site is adequately landscaped and minimise the impact from floodlighting
- Protect and enhance existing trees and hedgerows
- Ensure the full restoration of the existing minerals site.

Sandford Mill

3.55 Sandford Mill lies in countryside to the east of Chelmsford. It comprises a collection of buildings, mill pond and filter beds that formed part of the original water treatment works that served Chelmsford. The site is currently in use as a museum related to the story of Chelmsford's unique industrial heritage. Vehicular access is achieved from Chelmsford via Brook End Road. It is recognised as an opportunity for an appropriate mixed-use development linked to the Chelmer and Blackwater Navigation. Its location within the floodplain, Conservation Area and Green Wedge will need careful consideration when deciding on the type and extent of any new development. The sequential approach will be applied to the Special Policy Area. As such, appropriate measures and assessment will need to be carried out which will influence the range of future uses. Furthermore, development within the Special Policy Area will be expected to mitigate potential effects on the European Sites downstream.

3.56 The boundaries of the SPA are drawn to allow for future development of Sandford Mill whilst seeking to protect the local landscape and nature conservation interests from inappropriate development.

3.57 Circulation

- Improve access into and within Sandford Mill
- Promote more sustainable means of transport to the site including use of the Navigation to link to Chelmsford Town Centre
- Increase access to the waterways including appropriate additional moorings.

3.58 Buildings/ New Development

Part 3 Site Allocations and Notations

- Promote an appropriate mixed-use development to sustain the future use and continuation of the Chelmer and Blackwater Navigation and, create a 'hub' of activity along it
- Promote the use and restoration of existing buildings of value.

3.59 Landscape

- Protect and enhance the Conservation Area, trees and hedgerows
- Protect and enhance nature conservation interests
- Promote linkages to the Green Wedge.

Hanningfield Reservoir Treatment Works

3.60 Hanningfield Reservoir Treatment Works is an important site for water treatment and related activities serving the Borough and other parts of Essex. Its Metropolitan Green Belt location requires careful consideration when deciding on the type and extent of any new development.

3.61 The Special Policy Area boundary includes the main campus of existing treatment buildings, stores building and staff offices. The further extension of the Special Policy Area especially to the west would result in visually intrusive development and a resultant negative impact upon landscape character in the area including the SSSI. These areas are essentially open in character and existing road access is poor. Works proposed by Essex and Suffolk Water Company to the west including a dam and associated sludge pits/lagoons are not considered likely to result in increased harm to the openness of the Metropolitan Green Belt or the fulfilment of its purposes. A less restrictive policy framework afforded through the SPA designation on all the land that is linked to the Reservoir and treatment works is not considered necessary to the efficient operation of the site. The boundary has been drawn accordingly.

3.62 Access

- Minimise traffic pressures on surrounding rural roads
- Promote more sustainable means of transport to the site and reduce individual trips by car.

3.63 Buildings

- Limit the scale and mass of buildings at the periphery of the estate
- Ensure new buildings promote architectural excellence whilst being functional.

3.64 Landscape

- Protect and enhance trees and hedgerows
- Promote the nature conservation interests and recreational uses of the Reservoir including reed beds, bird watching hides and water sports
- Protect the SSSI that covers the Reservoir and surrounding land.

Writtle College

3.65 Writtle College is a long established and nationally recognised land-based technologies college which is seeking to expand and broaden its educational facilities and opportunities. It is a key employer in the Borough. The Eastern Section, off Lordship Road, includes the main Further and Higher Education Campuses north of Writtle Village. The Western Sections are the location for the Rural

Education and Training Centre and Centre for Livestock Studies - both at Sturgeons Farm, along Cow Watering Lane. In March 2009 planning permission was granted for the redevelopment of the central campus to provide new teaching facilities, sports hall, animal care and machinery workshop. The College's Metropolitan Green Belt location between Chelmsford and Writtle is a major issue, requiring careful consideration when deciding on the type and extent of any new development in the future.

3.66 The Special Policy Area is divided into three sections. The Eastern Special Policy Area boundary at Lordship Road encompasses the main operational and functional requirements of the site including the further and higher education campuses (F.E and H.E), administration blocks, halls of residence, children's nursery, sports hall site and the proposed new campus redevelopment. This will protect the potential coalescence of the College with Writtle Village and safeguard land beyond for continued use as open countryside, Green Wedge, agricultural land and Minerals extraction. The boundary also reflects the Approved Writtle Village Design Statement and Writtle College's long-term aspirations as set out in the approved 2006 masterplan.

3.67 The Western Sections of the Special Policy Area at Sturgeons Farm, along Cow Watering Lane, are important for equestrian college activities and livestock studies. The boundaries are drawn to include the existing built-up parts of the Farm whilst allowing for planned minor expansion in the north-east corner of the southern SPA. Land between the SPAs is excluded as it is rural and open in character and not part of the site's function and operations. Tight boundaries are appropriate to reflect the College's aspirations to consolidate activities away from Sturgeon's Farm to the Lordship Road Campus.

3.68 Circulation

- Strengthen access into and between the F.E and H.E Campuses via Lordship Road and Fox Burrows Lane
- Improve circulation through and links with existing College buildings
- Promote more sustainable means of transport to the site and reduce individual trips by car.

3.69 Buildings

- Promote the consolidation of College activities into the main F.E and H.E Campuses
- Encourage the development and improvement of facilities for Writtle College
- Ensure temporary buildings are replaced with permanent structures.

3.70 Landscape

- Protect and enhance trees and hedgerows
- Ensure the site is appropriately landscaped and tree screened to mitigate any potential landscape and visual impacts
- Protect and enhance the setting of Listed Buildings and King John's Hunting Lodge
- Promote linkages to the surrounding countryside and Green Wedge
- Protect and enhance nature conservation interests.

Part 3 Site Allocations and Notations

Table 2 Special Policy Areas

Special Policy Area	Map Reference
Great Leighs Racecourse	1
Sandford Mill	3
Hanningfield Reservoir Treatment Works	32
Writtle College	34

Environmental Protection and Enhancement

3.71 The Borough Council seeks to protect and enhance the Borough's natural, historic and built environment in line with the environmental strategic objectives of the Adopted Core Strategy. Therefore, the SADPD makes the following allocations/ designations:

- Green Wedges
- Coastal Protection Belt
- Protected Lanes
- Chelmsford Flood Alleviation Scheme.

These are dealt with in turn to follow.

3.72 It should be borne in mind that the Adopted Core Strategy also includes policies that protect sites of international, national, regional and local nature conservation and biodiversity importance. These include Special Areas of Conservation (SAC's), Special Protection Areas (SPA's), Ramsar Sites, Sites of Special Scientific Interest (SSSI's), Local Nature Reserves and Local Wildlife Sites (LoWs). These sites are designated by organisations such as Natural England and Essex County Council and not Chelmsford Borough Council. As such, the SADPD does not propose any changes to, or new designations of, these sites. However, they are identified on the Proposals Map for information.

3.73 A number of 'Living Landscapes' are identified by Essex Wildlife Trust across the Borough. These are key areas of landscape which are promoted for nature conservation, wildlife habitats, public enjoyment and adaptation to climate change. Parts of the Borough's Green Wedges are covered by Living Landscapes. Others include Hanningfield Reservoir and Woods, Galleywood Common and part of Danbury Ridge. The area to the north of Boreham including the former Boreham Airfield which is currently subject to mineral extraction is also identified as a Living Landscape (named Boreham Common) which overlaps into the NCAAP area. The Borough Council seeks to promote the value of these areas. More information is available from Essex Wildlife Trust.

3.74 The SADPD also has regard to the European Sites of nature conservation. There are two sites within the Borough - Crouch and Roach Estuaries SPA and Ramsar Site and Essex Estuaries SAC. There are a further four sites outside the Borough boundary - Blackwater Estuary SPA and Ramsar Site; Dengie SPA and Ramsar Site; Colne Estuary SPA and Ramsar Site; and Foulness SPA and Ramsar Site. The Borough Council will seek to ensure that development sites in the SADPD will avoid significant effects on these European Sites of nature conservation.

Topic 5 - Green Wedges

Overview

3.75 The valleys and flood plain of the Rivers Chelmer, Wid and Can are protected as Green Wedges through urban Chelmsford. The Core Strategy recognises the important role that the valleys have had in shaping the form and character of Chelmsford's Urban Area. The parts of the river valleys which are located within Chelmsford Town Centre have already been defined as Green Wedges within the adopted Chelmsford Town Centre Area Action Plan. For ease of reference the following descriptors are proposed for the Green Wedges outside the Town Centre:

- River Chelmer North

Part 3 Site Allocations and Notations

- River Chelmer East and Chelmer and Blackwater Navigation
- River Can and River Wid West.

The extent of the Green Wedges is shown on the Proposals Map and described at 3.77 to 3.79 below. Please note that the River Chelmer North Green Wedge is largely addressed within the NCAAP.

Objectives

3.76 Green Wedges are the basis of Chelmsford's green infrastructure network and are, therefore an important resource and amenity for the residents of the Urban Area of Chelmsford. Key objectives are to maximise public enjoyment of the river valleys, protect and enhance ecological health and diversity, preserve local landscape and wildlife links between the countryside and Chelmsford's Urban Area and identify the Sandford Mill Special Policy Area - see Topic 4.

Conservation principles

- No reduction in the area of open river valleys
- Protect the valley sides from the visual impact of new development; only small-scale development on valley sides, relating to existing activity, responding to landscape setting
- Conserve and enhance cross-valley views and views along the valleys
- Maintain a network of informal open space and nature conservation sites in the valleys, and increase access for recreational purposes
- Conserve and enhance areas of ancient and semi-natural woodland and the existing hedgerow pattern, as important historical, landscape and nature conservation features, enhance the ecological structure of woodland, copses and hedges; and strengthen through planting where appropriate to local character
- Conserve and manage areas of grassland, enhance the ecological structure of meadowland and strengthen their recreational role
- Conserve and manage the river banks and their margins to protect and enhance existing biodiversity, and manage wildlife habitats
- Ensure that agricultural and landscape works are in sympathy with the natural character.

Access and movement principles

- Enhance existing and create new footpath and cycle routes
- Improve access into and within Sandford Mill including use of the Navigation, which will in turn increase access to the valley.

Visual enhancements

- Promote tree and hedge planting along built edges secured through planning permissions and in partnership with initiatives from conservation groups and landowners
- Improvement of paths and access ways through the use of pooled developer contributions and through the use of planning obligations and/ or Community Infrastructure Levy.

Green Wedges

River Chelmer North Green Wedge

3.77 The River Chelmer and its valley runs north-south across the SADPD, NCAAP and CTCAAP Plan Areas and is one of the defining landscape features of the area. The distinct character of this landscape is recognised in the Chelmsford Landscape Character Assessment. The area of Green Wedge runs from Chelmer Valley Road in the north and to the west of Hill View Road in the south. The Chelmer Valley has important nature conservation areas including Chelmer Valley Riverside Local Nature Reserve and Springfield Hall Park and Playing Fields. It also contains sites for formal and informal recreation that are linked by an existing network of footpaths and cycleways running west-east and north-south. The extent of the Green Wedge within the SADPD area is shown on the Proposals Map.

River Chelmer East and Chelmer and Blackwater Navigation Green Wedge

3.78 This Green Wedge follows the Chelmer Valley to the east of the town centre, and between Great Baddow and Chelmer Village to the A12. The River Chelmer is an important feature in the area, contributing to the setting of the Navigation. The area of Green Wedge contains nature conservation sites and areas for recreation which are linked by an existing network of footpaths and cycleways running throughout the valley. A large proportion of the area is within a Conservation Area. The extent of the Green Wedge is shown on the Proposals Map. Sandford Mill is identified as a Special Policy Area within the Green Wedge where less restrictive policies may be applied in relation to its future development, where only development that is compatible with PPS25 will be permitted – see Topic 4. Land south of Chelmer Village Way is notated as 'Recreation' on the Core Strategy Proposals Map in connection with Policy CPI2 of the Adopted Core Strategy. The southern part of this area lies within the Chelmer floodplain. Policies CP9 and DC9 on Green Wedges allow for recreation compatible with natural conservation. There is no existing formal recreation in this area and it is not covered by Topic 14 on Open Spaces. The scope for development for recreation is limited by landscape character, and any recreational use should be open air activities only. In the River Chelmer East and Chelmer and Blackwater Navigation Green Wedge, management of the landscape as countryside with enhanced walking and cycling access will be encouraged. The Borough Council will seek to develop a landscape masterplan for this area in conjunction with the landowners which will identify locations for specific recreation uses that will be suitable to meet the needs of the Borough whilst conserving the landscape character and special qualities of the area, and being compatible with that objective.

River Can and River Wid West Green Wedge

3.79 The River Can/Wid Green Wedge is to the west of Chelmsford Town Centre and continues to the eastern boundary of Writtle including land to the south of the A1060 and the north of the A414. The Green Wedge includes land within a Conservation Area, a registered park and garden and contains a network of footpaths and cycleways enabling pedestrian access. The extent of the Green Wedge is shown on the Proposals Map.

Topic 6 – Coastal Protection Belt

Overview

3.80 The Coastal Protection Belt aims to protect the rural and undeveloped coastline from inappropriate development that would adversely affect its open character and irreplaceable assets, sites of nature conservation importance, wildlife habitats and historic and cultural features. Although the Coastal Protection Belt only covers a small part of the Borough near South Woodham Ferrers, it creates an attractive and unspoilt setting for the town. It also includes a variety of international and European designations including Ramsar sites, Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and locally important sites designated around the estuaries.

3.81 The extent of the Coastal Protection Belt is shown on the Proposals Map (Maps 4 and 5).

Objectives

3.82 The key objective is to ensure no loss of the Coastal Protection Belt except to allow for water compatible (PPS25 Table D2) developments requiring a coastal location that cannot be located elsewhere, such as flood defences.

Conservation principles

- Conserve and enhance important nature conservation and wildlife habitats within the Belt
- Conserve historic features and cultural heritage within the Coastal Protection Belt.

Access and movement principles

- Conserve and improve the walking links between South Woodham Ferrers Urban Area and the Coastal Protection Belt including the sea wall.

Topic 7 – Protected Lanes

Overview

3.83 Protected Lanes are country lanes with considerable historic and landscape value that contribute to rural character. These routes often originate from pre-historic trackways through the forest, and later lanes used during Saxon and Medieval periods. Protected Lanes were originally identified by Essex County Council in the mid 1970's and designated through the Essex Structure Plan. The Borough Council commissioned Essex County Council (Historic Environment Management Team) in 2009 and 2010 to undertake a review and re-assessment of Protected Lanes as part of the preparation of the SADPD and the NCAAP. This has assessed the existing Protected Lanes and sites put forward as new 'candidate' Protected Lanes.

3.84 The review of Protected Lanes undertaken by Essex County Council has assessed the historic, landscape and biodiversity value of the existing and candidate lanes and has made recommendations where existing Protected Lanes should lose their designation and where new Protected Lanes should be included. In accordance with this review, the Proposals Map identifies the Protected Lanes within the SADPD area, which are listed in the table below.

Table 3 Protected Lanes

Parish	Protected Lane	Map Reference
Boreham	Church Road	1, 7
Danbury	Capons Lane (1)	9
Danbury	Gay Bowers Road (1)	2, 9
Danbury	Gay Bowers Lane	9
Danbury	Mill Lane (2)	9
Danbury	Riffhams Lane	9
Danbury	Sporehams Lane	2, 9
East Hanningfield	Back Lane	2, 10
Good Easter	Clatterford End	1
Good Easter	Shorts Farm Lane	1
Good Easter	Mill Road	1
Good Easter	Tituswell Lane	1
Good Easter	Bedfords Farm Road	1
Great and Little Leighs	Boreham Road / Cole Hill / Boreham Road	1, 15

Part 3 Site Allocations and Notations

Parish	Protected Lane	Map Reference
Great and Little Leighs	Goodmans Lane (2)	1
Great and Little Leighs	Paulk Hall Lane	1, 15
Great and Little Leighs	Whites Lane	1
Great and Little Leighs	Rectory Lane	1
Great and Little Leighs	Leez Road	1
Great and Little Leighs	Littley Green Road	1
Great Waltham	Black Chapel Lane	1
Great Waltham	Littley Green Road	1
Great Waltham	Littley Park Lane	1
Great Waltham	Old Shaws Lane	1
Highwood	Nathans Lane (1)	2, 11
Highwood	Ingatestone Road	2
Little Baddow	Graces Lane	2, 9
Little Baddow	Chapel Lane	1
Little Baddow	Hurrells Lane	1
Little Baddow	Holybread Lane	1, 19
Little Baddow	New Lodge Chase	1, 2
Little Baddow	Tofts Chase	1, 19
Little Baddow	Spring Elms Lane	1, 19
Little Baddow	Church Road	1
Little Baddow	Riffhams Chase	2, 19
Little Waltham	Scurvy Hall Lane	1
Little Waltham	Hyde Road	1
Margaretting	Ivy Barn Lane	2
Margaretting	Swan Lane	2, 30
Margaretting	Handley Green Lane	2
Mashbury	Bedfords Hill	1

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Parish	Protected Lane	Map Reference
Pleshey	Ford End Road	1
Pleshey	Blakes Lane	1
Pleshey	Vicarage Road	1, 22
Pleshey	Grange Road	1
Pleshey	Park Road	1
Pleshey	Bury Road	1, 22
Roxwell	Radley Green Road	1, 2
Roxwell	Farmbridge End Road	1
Sandon	Woodhill Common Road	2
Sandon	Sporehams Lane	2, 9
Stock	Broomwood Lane	2
Stock	Goatsmoor Lane	2
Stock	Mill Lane	29
Stock	Whites Hill	2, 30
Stock	Furze Lane	2, 30
Stock	Swan Lane	2, 30
West Hanningfield	Lower Stock Road (2)	2, 32
West Hanningfield	Hall Lane	2, 31
West Hanningfield	West Hanningfield Road (1)	2, 13
West Hanningfield	Lower Stock Road (1)	2
Woodham Ferrers and Bicknacre	Edwins Hall Road	2
Woodham Ferrers and Bicknacre	Workhouse Lane	2
Writtle	Newney Green	1, 34

3.85 Where a Protected Lane is shown with a reference (1) or (2), e.g. Goodmans Lane (2), this indicates that the lane was surveyed in two sections. Sections of lane not included, e.g. Goodmans Lane (1), did not achieve Protected Lane status.

3.86 Maps References 1 and 2 are the Borough North and Borough South Proposals Maps respectively. Maps 7 to 34 are Inset Maps.

Topic 8 – Chelmsford Flood Alleviation Scheme

Overview

3.87 Chelmsford Town Centre contains floodplain for the Rivers Chelmer and Can. During an extreme flood event (1 in 1000 year) or 'design' flood event (1 in 100 year), current defences offer limited safeguards to existing properties and future development sites. Site by site flood defences will offer only piecemeal protection and cannot deliver comprehensive security that the town requires. To address this, a strategic flood alleviation scheme is proposed, the first component of which will be an upstream flood barrier and storage area to the south west of Chelmsford at Margaretting.

3.88 A flood alleviation scheme for the town centre of Chelmsford is a key piece of strategic infrastructure. It will serve two purposes:- it will meet modern guidelines for the protection of approximately 900 of the most vulnerable residential and commercial properties from a major flood event and it will enable the development of Town Centre brownfield sites thereby securing the Borough Council's agenda for growth and regeneration.

3.89 The first phase of the flood alleviation scheme, known as Stage A, would comprise an earth barrier and storage area on the River Wid near Margaretting. Subject to receiving relevant approvals, construction will commence and be completed in 2012. The Margaretting Inset Map identifies the Chelmsford Flood Alleviation Scheme. The second phase, Stage B, is at the feasibility stage. Options being explored include on-site defences in the Town Centre and a second flood storage area on the River Chelmer. The design of the flood alleviation measures must avoid any significant impact on the European Sites.

Balanced Communities

3.90 The Borough Council seeks to ensure there is an adequate supply of good quality housing in the Borough which offers a choice of types and tenures. The Adopted Core Strategy outlines the Borough Council's overall strategic housing policies and where housing will be developed between 2001 and 2021. Much of the new housing is already built, has planning permission or is allocated through the NCAAP or CTCAAP. The remainder will be dispersed throughout the Borough through the following allocations:

- Housing Sites (see Topic 9)
- Affordable Housing Sites (see Topic 10)
- Specialist Residential Accommodation Sites (see Topic 11).

3.91 The SADPD does not make any further allocation for new Gypsy and Traveller sites. This is due to current uncertainty surrounding the intended revocation of the East of England Plan, new emerging Government policy and the need to review the evidence base for future provision beyond 2016. As at January 2011, there were a total of 81 approved pitches in the Borough. Another 10 pitches are allocated in the NCAAP and programmed to be delivered by 2016. This complies fully with the targets for the period up to 2016 and provides the Borough with a 5 year supply. Due to the proposed withdrawal of the East of England Plan and its supporting evidence base, further work will be needed in due course to identify the local need of any further Gypsy and Traveller sites in the Borough beyond 2016. If a need is identified for additional sites, the Borough Council will bring forward new site allocations through a Review of this document, or another Development Plan Document within the Borough Council's Local Development Framework, for delivery in the Plan period 2016 – 2021. In the interim period, the Borough Council will seek to meet any identified need in accordance with Policy DC34 of the Core Strategy and Development Control Policies DPD.

Topic 9 - Housing Sites

Overview

3.92 The Proposals Map contains the allocation of proposed new housing sites. These have been identified as a result of extensive public consultation, stakeholder engagement and detailed research including an Urban Capacity Study (UCS).

3.93 The UCS identifies housing sites within Chelmsford, South Woodham Ferrers and larger villages that have a capacity of 12 or more dwellings. The UCS also identifies a limited number of smaller sites within the SADPD area that have an estimated capacity under 12 dwellings. However, as these are all considered to have a capacity under 12 dwellings, they have not been allocated as development sites within SADPD, but as identified sites within an existing urban area or defined settlement, do form part of the Borough Council's overall housing trajectory. The only exception is Site Allocation 18 in Stock for 8 dwellings. The UCS contains a full list of all sites and is available via the Borough Council website. Some site allocations provide information about constraints that effectively limit the developable area and may provide layout guidance. In some site allocations an estimated housing capacity figure is given. This is only a general indication of what the Council expects could be achieved and is not a minimum requirement or a maximum limit, unless stated explicitly. The figure is used to compile aggregate figures for Council monitoring. Actual site capacity will depend on:

Part 3 Site Allocations and Notations

- Site constraints – some of which will only be understood with detailed site specific studies and will tend to reduce the capacity
- Design ingenuity – which may enable a higher number of dwellings.

The site allocations represent land that is vacant, underused, contains problematic uses, where change is anticipated and where there are locational or regeneration reasons for promoting development. Within existing defined settlements boundaries, there may be some cases where adjoining land could be added to a site area for the purposes of good site planning. The Council will consider this even if land is not explicitly allocated.

3.94 Other sites allocated for housing in the SADPD have been put forward by interested landowners/ stakeholders in response to various rounds of consultation by the Borough Council. All have been assessed as part of the Sustainability Appraisal. The Borough Council will require that each site is developed in accordance with policies set out in the Core Strategy and Development Control Policies DPD as well as all relevant SPDs and site specific advice produced by Council officers. All new housing allocations will be required to provide adequate open space within the development site in line with Core Strategy Policy DC40. Furthermore, all new housing will also be subject to developer contributions in accordance with the Borough Council's adopted guidance and/ or Community Infrastructure Levy. All new residential development proposals will be expected to secure 35% of new dwellings to be provided as affordable housing in accordance with Policy DC31 in the Core Strategy.

3.95 The majority of the proposed housing site allocations lie within Flood Zone 1, meaning there is a low risk of flooding. Planning applications for site allocations will need to manage surface water drainage without increasing risk on or off site and consider flood risk at scheme design stage using the most up to date Environment Agency flood mapping. The Council has carried out PPS25 sequential tests to establish the principle of development of allocated sites lying in Flood Zones 2 and 3. Planning applications for these sites would need to be accompanied by a site specific flood risk assessment.

Objectives

3.96 Key objectives are:

- Make the best use of land within existing built-up areas and 'brownfield' sites for new development
- Designate sites which are considered deliverable and achievable by 2021 on the Proposals Map
- Protect where possible and appropriate existing site features such as trees, hedgerows and landscaping
- Create high quality, sustainable places that integrate well with existing settlements.

Housing Sites

3.97 Within Chelmsford Borough (outside the NCAAP and CTCAAP areas) the following sites are allocated as predominantly residential on the Proposals Map to deliver housing to meet the needs of the changing pattern of households in Chelmsford, to create homes of a very high standard and strengthen community, as indicated by the targets within the Adopted Core Strategy and Development Control Policies DPD. The scale of the allocations at Runwell Hospital and St John's Hospital merit more detailed site descriptions, which are set out at Site Allocation 17 and Site Allocation 11 respectively.

3.98 Chelmsford Urban Area

3.99 Site Allocation I - ASDA Car Park, Chelmer Village (Map 3)


















3.100 The site currently forms part of the car park for the Asda superstore and businesses at the Chelmer Village Principal Neighbourhood Centre. The site presently contains over 300 car parking spaces plus staff parking and a self service petrol station. The car park is surrounded by back garden boundary walls. The car park area contains sufficient area to accommodate some development taking advantage of its close relationship to essential local services. The allocated site area retains shoppers' parking for the centre and allows for vehicular access from Village Gate. Development will need to reflect the character and appearance of Chelmer Village.

Figure I ASDA Car Park, Chelmer Village



Please see Key overleaf (page 42).

Part 3 Site Allocations and Notations

Key	
	Site allocation
	Residential-led development
	Specialist Residential Accommodation
	Listed Buildings
	Building on local list
	Conservation Area Boundary
	Defined Settlement Boundary
	Green Belt
	Allotments
	Community-led development
	Mixed use commercial and residential
	Building frontages (existing properties)
	Storey heights (existing properties)
	Preserved Trees
	Trees
	Tree belt/hedge
	Open space/landscaped area
	Woodland
	Play area
	Access to private garage/parking
	Vehicular access
	Footpath
	Cycle route
	Lighting column
	Sub station
	Power lines
	High voltage underground electricity cable
	Underground electricity cable
	Sewer
	Oil pipeline
	Telecom mast
	BT pole & overhead cable
	Pond
	Bus stop

3.101 Site Allocation 2 - Coval Lane Car Park (Map 3)

3.102 This is currently in use as a public car park. It lies on the edge of Chelmsford Town Centre within walking distance of Chelmsford Railway Station and Town Centre shops and services. It is allocated for a small-scale housing development, appropriate to the local vicinity, of approximately 24 dwellings. The development layout and design would need to respect that of adjoining housing. The loss of car parking will be addressed by the encouragement of car usage reduction through schemes such as Park & Ride.

Figure 2 Coval Lane Car Park



3.103 For key, please see Figure 1

Part 3 Site Allocations and Notations

3.104 Site Allocation 3 - Goldlay Gardens (Essex Library Headquarters) (Map 3)

3.105 This site is occupied by Essex County Council Library Headquarters and vehicle depot. It is within walking distance of Chelmsford Town Centre and allocated for a small-scale housing development (approximately 19 dwellings). Improved access into the site would be required from Goldlay Gardens. The development layout and design would need to respect that of the adjoining housing and care home to the south.

Figure 3 Goldlay Gardens (Essex Library Headquarters)



3.106 For key, please see Figure 1

3.107 Site Allocation 4 - Government Offices, Beeches Road (Map 3)

3.108 Residential-led development here would allow for the provision of open space and a new access road serving Westlands Community Primary School and Chelmsford Adult Community College. Redevelopment should be planned around this new road. An objective for this allocation is reducing congestion around the school entrance and thereby providing a safer environment for children. A development scheme for the allocated site should enable improvements to circulation and parking on the adjoining school and college site. The access may be from any point on Beeches Road and should enable a link into the site south of the College building. The development should make some land available to improve the layout and circulation within the Westlands site. Redevelopment of the site is dependent on the relocation of the employment uses. New development should respect the particular character of the Beeches Road bungalow estate. Access to the site would be via Beeches Road though consideration needs to be given to the flood risk that exists at the existing entrance.

Figure 4 Government Office, Beeches Road



3.109 For key, please see Figure 1

Part 3 Site Allocations and Notations

3.110 Site Allocation 5 - Land rear of 17 – 37 Beach's Drive (Map 3)

3.111 The site is suitable for residential development and can be accessed from both Windley Tye and Beach's Drive. The present use is out of keeping with the site's residential surroundings and sympathetic residential development of the site is desirable. The site is currently used as an Industrial Estate and the current occupants will need to relocate their business before development can take place. The site is also identified as contaminated land as it was historically a clay pit. Remediation work will need to be undertaken before new development can take place.

Figure 5 Land rear of 17 -37 Beach's Drive



3.113 Site Allocation 6 - Land rear of 71 – 81 Byron Road (Map 3)

3.114 This site is a 'brownfield' site close to Chelmsford Town Centre which comprises dilapidated garages. The site is protected against flood risk by a bund along the south boundary. It is allocated for a small-scale housing development. Future development needs to be respectful of the Chelmer and Blackwater Navigation Conservation Area and Green Wedge to the south. The access to the site will be from Byron Road and involves the demolition of 77 Byron Road.

Figure 6 Land rear of 71 - 81 Byron Road



3.115 For key, please see Figure 1

3.116 Site Allocation 7 - Land rear of Kings Road (Map 3)

3.117 This is a disused allotments site allocated for a small-scale housing development of approximately 23 dwellings. It lies adjacent to Kings Road Neighbourhood Centre and Kings Road Primary School and within walking distance of Chelmsford Town Centre. Access would be from Kings Road. The heights of the buildings and development layout would need to be carefully considered due to the close proximity to adjacent residential properties.

3.118 Both All Saints Anglican Church and the United Reformed Church (URC) play an important role in the community life of the Kings Road/ North Avenue area. The URC is linked to an active youth centre and All Saints has a separate church hall used by community groups. All Saints Church has a declining congregation and its buildings occupy a concealed location. The Borough Council supports the principle of both churches sharing improved facilities and allocates the site of the URC for this purpose, incorporating the existing youth centre.

3.119 A new building should provide a significant increase in space suitable for letting for a variety of all-age community activities and services, as well as providing flexible worship space. This is to ensure that the existing All Saints Church and hall are effectively replaced in a centrally managed facility.

3.120 The development of the former allotments will enable provision for outdoor space supporting day care use of the building.

3.121 In connection with development of the church, the Borough Council will encourage improvement of the Kings Road Shopping Parade and improved safety and use of land to the rear, next to the URC, to optimise benefits to business occupiers and community services.

3.122 This part of the site allocation results from local initiatives. On the basis that a satisfactory scheme is devised for the URC that provides a high quality, intensive use community building fulfilling the current role of All Saints, the Borough Council will support redevelopment of the All Saints site. The All Saints site is allocated for housing development which is a suitable use of this land and which would be designed to tie in with the existing adjoining housing while respecting existing residential amenities.

3.123 This in turn may be supported by improvements to the public house and its large forecourt and the large areas of public realm, giving this area a highly distinctive character which may accommodate greater public use.

Figure 7 Land rear of Kings Road



3.124 For key, please see Figure 1

Part 3 Site Allocations and Notations

3.125 Site Allocation 8 - Land south of Clements Close, part of 61 Pemberton Lodge (Map 3)

3.126 This site, which was originally identified in the Urban Capacity Study, offers an opportunity to provide market and affordable housing within an under-utilised site within Chelmsford's Urban Area. The site is currently used for equine grazing and redevelopment will be dependent on the relocation of these uses. Site access could be from Clements Close and Brook End Road South and new pedestrian access to the playground can be provided. There is potential for the site development to incorporate a community facility/shop.

Figure 8 Land south of Clements Close, part of 61 Pemberton Lodge



3.127 For key, please see Figure 1

3.128 Site Allocation 9 - Parks Depot, Waterhouse Lane (Map 3)

3.129 This is a Borough Council-owned Parks Depot, horticultural depot and nursery which is within walking distance of Chelmsford Town Centre. It is suitable for housing development. The main access to the site is from Waterhouse Lane. The site layout should enable a pedestrian access to be created from Canuden Road. Buildings and spaces should be designed to face out over the allotments to the south. Private gardens should be designed to adjoin the existing back gardens on the west and north boundaries of the site. It will be important that any future consideration of the site takes account of the need to have an accessible, alternative Parks Depot in place first to enable a phased relocation and continuity of service to take place.

Figure 9 Parks Depot, Waterhouse Lane



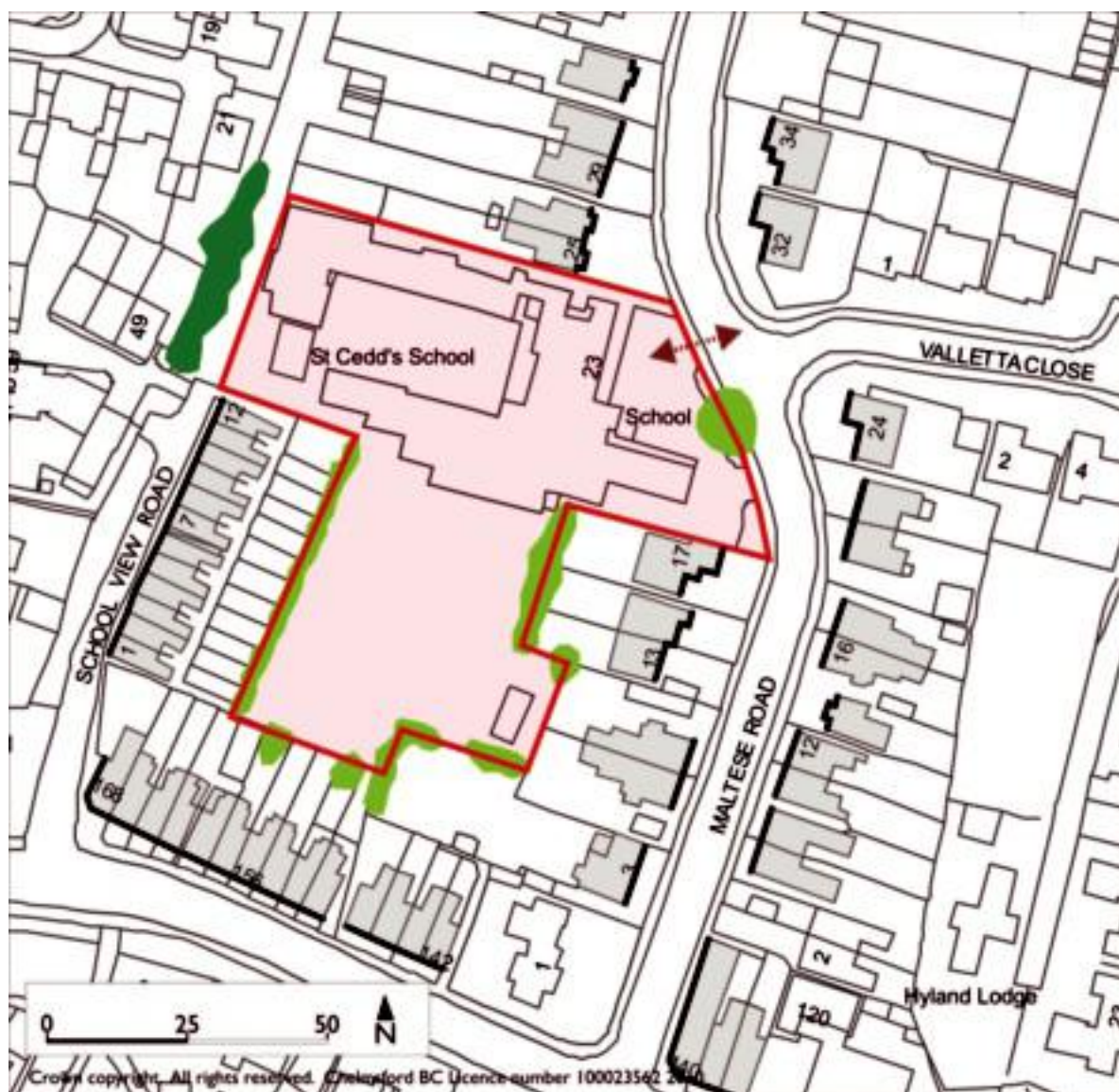
3.130 For key, please see Figure 1

Part 3 Site Allocations and Notations

3.131 Site Allocation 10 - St Cedd's Primary School, Maltese Road (Map 3)

3.132 The site is located within an existing residential area close to the edge of Chelmsford Town Centre. The private school which has been located on the site for a number of years has been relocated to another site within Chelmsford leaving the site vacant. The site has been allocated for a housing development of approximately 14 dwellings. The development of the site would need to reflect the character, pattern and scale of existing residential development on Maltese Road with cycleway and pedestrian access through the site to connect to the existing footway/cycleway from School View Road.

Figure 10 St Cedd's Primary School, Maltese Road



3.133 For key, please see Figure 1

3.134 Site Allocation 11 - St John's Hospital (Map 3)

3.135 To provide new housing on a previously developed site.

3.136 The allocated site is a former hospital covering a total area of approximately 5.3ha. It contained a number of healthcare services, most of which have been relocated to Broomfield Hospital.

3.137 The complex of buildings within the centre of the site formed part of Chelmsford's former workhouse. They lie within the St John's Hospital Conservation Area and are included in the Council's Register of locally significant buildings. A character appraisal was published in 2003 and now forms part of the Council's evidence base. Several trees have tree preservation orders. The site adjoins Chelmsford Golf Club course and an existing hole runs parallel to the south west boundary.

3.138 The site is an unrealised land allocation from the previous development plan (Chelmsford Borough Local Plan 1997 – housing allocation H8). Now that the site is vacant it is crucial to bring forward residential-led development to regenerate the land for the benefit of the town.

3.139 A resolution to grant planning permission for 292 new homes and ancillary retail and leisure uses was made by the Borough Council in 2007 after extensive design development on layout and architecture. The Council is prepared to consider alternative proposals in the light of the ownership structure of the site and the housing.

3.140 Leading land use

- Residential.

3.141 Supporting uses

- Public open space
- Neighbourhood scale retail and health, community and leisure uses
- Small business premises which are compatible with residential uses, where practicable.

3.142 Land Use Principles

- Inclusion of any non-residential facilities (such as health and community uses) to be guided by robust evidence of both existing provision in the locality and anticipated demand
- Dwelling sizes to ensure a mix of household types and at least 25% houses to ensure a balance of flats and houses
- An appropriate level of car parking to meet anticipated demand provided in a manner that ensures cars do not dominate the environment.

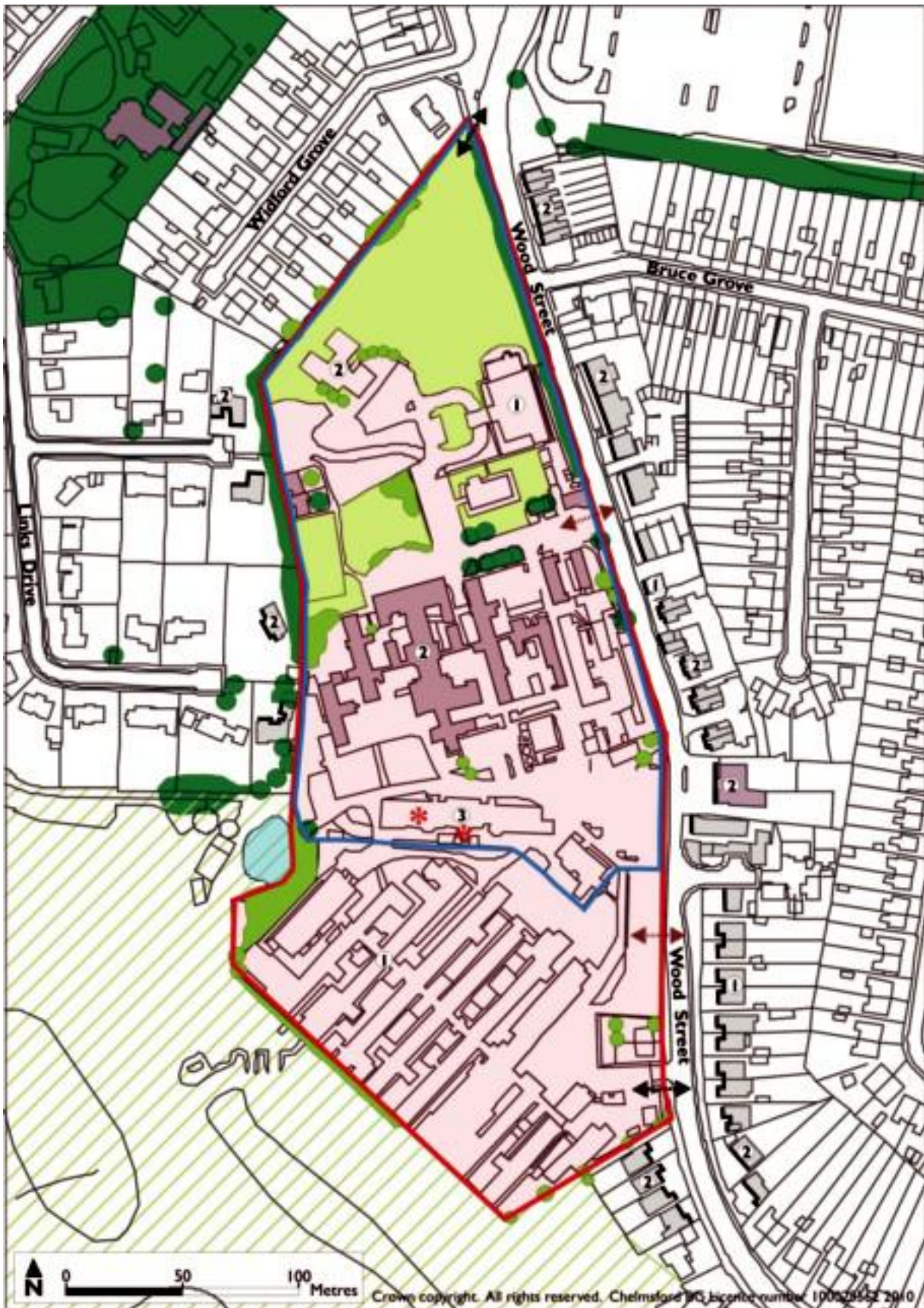
3.143 Design Principles

- The Borough Council will seek any planning application for part of the site to reflect the site planning principles for the whole allocated area. This will ensure a coherent overall layout and will enable separate development phases to be integrated without compromising the remainder of the site

Part 3 Site Allocations and Notations

- Limit the number of vehicle access points from Wood Street and place pedestrian access points on desire lines relating to surrounding movement patterns, bus stops and services. Provide a physical route through the site designed for ease of internal circulation and connectivity with Wood Street
- Within the conservation area, retain trees and buildings of local historic and townscape importance and integrate them into a new development layout to contribute to character. Convert and adapt retained buildings for residential and non-residential uses to optimise their use
- New public spaces to provide a clear recreational function, be accessible for new and existing residents and have a good sense of enclosure and oversight from buildings
- Rationalise the boundaries between different land ownerships to optimise the efficiency of site area. Use building fronts framing public space as a means to integrate different phases of development
- Public realm to be designed as shared pedestrian and vehicle space, with pedestrian priority and convenience
- New development to be designed to have a positive relationship with the adjoining Chelmsford golf course, to allow buildings to face over landscape while protecting against risk of damage from golf balls
- Remove the high wall on Wood Street opposite the Fox and Hounds public house
- Improve pedestrian footways on Wood Street where practicable and improve pedestrian crossing facilities
- Car parking to be designed into a layout using a mixture of front-access on-plot, undercroft, parking squares and parking courts, to avoid visual intrusiveness of parking areas, avoid compromising green spaces and optimise the efficiency of site area.

Figure 11 St John's Hospital



3.144 For key, please see Figure 1

Part 3 Site Allocations and Notations

3.145 Site Allocation 12 - Stump Lane (Map 3)

3.146 The principle for residential development on this site is established by a previous planning permission in 2008 for 36 dwellings. It is allocated for a lower density scheme for approximately 22 dwellings, which is considered more appropriate to the local vicinity and local housing style. Development would need to retain existing hedges to the south and east. New hedges should also be planted to the west, for screening from the road and adjoining residences. Access would be from Stump Lane or Springfield Road. Housing would be large, in keeping with the style of existing surrounding residences, and incorporated with existing green space on the site. Land to the north of the site will be retained as open space/ allotments.

Figure 12 Stump Lane



3.147 For key, please see Figure 1

3.148 *Defined Settlements*

3.149 **Site Allocation 13 - Boreham - Land between Shearers Way and The Cock Inn, Main Road (Map 7)**

3.150 This 'brownfield' site comprises a waste recycling business (earth grading). This would strengthen the Boreham community which has a number of existing services and facilities. Vehicle access would be from Main Road. Future development proposals would need to retain perimeter hedges and trees and be designed to screen traffic noise from the A12. Development would also need to be sensitive to the Conservation Area which adjoins the western site boundary. Small scale building forms to reflect the village location and buildings to face onto road frontages will be encouraged.

Figure 13 Boreham - Land between Shearers Way and the Cock Inn, Main Road



3.151 For key, please see Figure 1

Part 3 Site Allocations and Notations

3.152 Site Allocation 14 - Edney Common - Land at 'The Nest', Highwood Road (Map 11)

3.153 The site comprises a barn/ storage warehouse and vacant former industrial and storage land. The site is allocated for a small residential development appropriate to a village of this size and level of facilities. This would strengthen the village community and make use of a disused 'brownfield' site and improve visual character. Vehicle access would be from Highwood Road. The existing protected trees on site must be retained as well as existing hedgerows along the western boundary which would screen neighbouring dwellings from development. The design and layout of the development should reflect the surrounding low density residential development to the west and the open, rural character to the east. Houses should be set back from a green at the north east of the site, well spaced within abundant tree planting and a landscape-dominated layout.

Figure 14 Edney Common - Land at 'The Nest', Highwood Road



3.154 For key, please see Figure 1

3.155 Site Allocation 15 - Galleywood - Land at rear of 24 to 70 Pyms Road, Beehive Lane (Map 13)

3.156 The site comprises a variety of existing land uses and there is potential to combine, in whole or in part, the CBC garages, adjacent green space and the Anglian Water depot (excluding reservoir) for new residential development. The Council will require a masterplanned approach to the whole area prior to approving any application for part of the site. For redevelopment to take place employment from reservoir operations may need to be relocated and alternative parking arrangements should be considered. The loss of the green space on the north-east of the site would need to be balanced by incorporating improved public recreational space, accessible to the wider neighbourhood. Development should protect the Galleywood Local Nature Reserve on the western boundary. Vehicular access to the site will be from Beehive Lane and may also be possible from Pyms Road.

Figure 15 Galleywood - Land at rear of 24 to 70 Pyms Road, Beehive Lane



3.157 For key, please see Figure 1

3.158 Site Allocation 16 - East Hanningfield - Morelands Industrial Estate, Tile Works Lane (Map 21)

3.159 This is a 'brownfield' site situated in the south of the Borough close to the A130. The site currently comprises a range of activities related to the storage and dismantling of vehicles, small workshop garages, abandoned vehicles and tyres. Substantial parts of the site are currently degraded as a consequence of legitimate as well as unauthorised industrial activity which now leave the site requiring significant environmental improvement. Consultation with Natural England should take place at the earliest stage in the planning application process. The site is allocated as a Major Developed Site in the Metropolitan Green Belt and the future residential redevelopment will need to comply with the tests within Annex C of Planning Policy Guidance Note 2 (PPG2). These tests state that redevelopment should:

- have no greater impact than the existing development on the openness of the Green Belt and the purpose of including land in it, and where possible have less
- contribute to the achievement of the objectives for the use of land in Green Belts (paragraph 1.6 - see also paragraph 3.13 of PPG2)
- not exceed the height of the existing buildings
- not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity.

3.160 The site is allocated for new residential development together with Specialist Residential Development (see also Site Allocation 23).

Figure 16 East Hanningfield - Morelands Industrial Estate, Tile Works Lane



3.161 For key, please see Figure 1

3.162 Site Allocation 17 - Runwell – Runwell Hospital (Map 28)

3.163 This site is a former mental health hospital covering an area of approximately 65.5ha. There is a complex of redundant former hospital buildings including a listed chapel, sports club and also playing pitches, amenity green space and woodland. One block of buildings is currently in use as offices and key worker accommodation. A portion of the former hospital complex directly to the south of the site has already been redeveloped into a medium secure mental health unit which is to be retained. The existing vehicular access to the site is via The Chase which connects to the A132. The site contains a large number of individually protected trees and protected woodland.

3.164 The site is allocated as a Major Developed Site for housing-led development. Redevelopment will need to comply with the tests within Annex C of Planning Policy Guidance Note (PPG2). These tests state that redevelopment should:

- have no greater impact than the existing development on the openness of the Green Belt and the purpose of including land in it, and where possible have less
- contribute to the achievement of the objectives for the use of land in Green Belts (paragraph 1.6 - see also paragraph 3.13 of PPG2)
- not exceed the height of the existing buildings
- not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity.

3.165 Runwell Hospital is not a new housing proposal site. It was originally identified by the Borough Council for residential development as a Major Developed Site in the Metropolitan Green Belt within the now superseded Chelmsford Borough Local Plan 1997 (Housing Allocation H3). Following its inclusion as an allocated housing site, a resolution to grant planning permission for 624 new homes was made by the Borough Council in 2005. The Borough Council did not issue this permission as the relevant planning obligation was never completed. Having regard to changes in legislation and procedures since the resolution any redevelopment proposals will need to be subject to a new application for planning permission.

3.166 The housing numbers contained within Policy CP2 of the adopted Core Strategy and Development Control Policies DPD take into account the 624 new homes as 'housing commitments' and have been included within the Borough Council's Housing Trajectory up to 2021. Although the Core Strategy replaced the Chelmsford Borough Local Plan, it was not able to actually allocate sites. It is the role of this Site Allocations DPD to allocate the site for residential development within the Council's Local Development Framework. The site is the only major housing proposal within the south of the Borough. The estimated capacity for the site is about 600 homes. Consultation with Natural England should take place at the earliest stage in the planning application process.

3.167 Leading land use

- Residential-led development.

3.168 Supporting uses

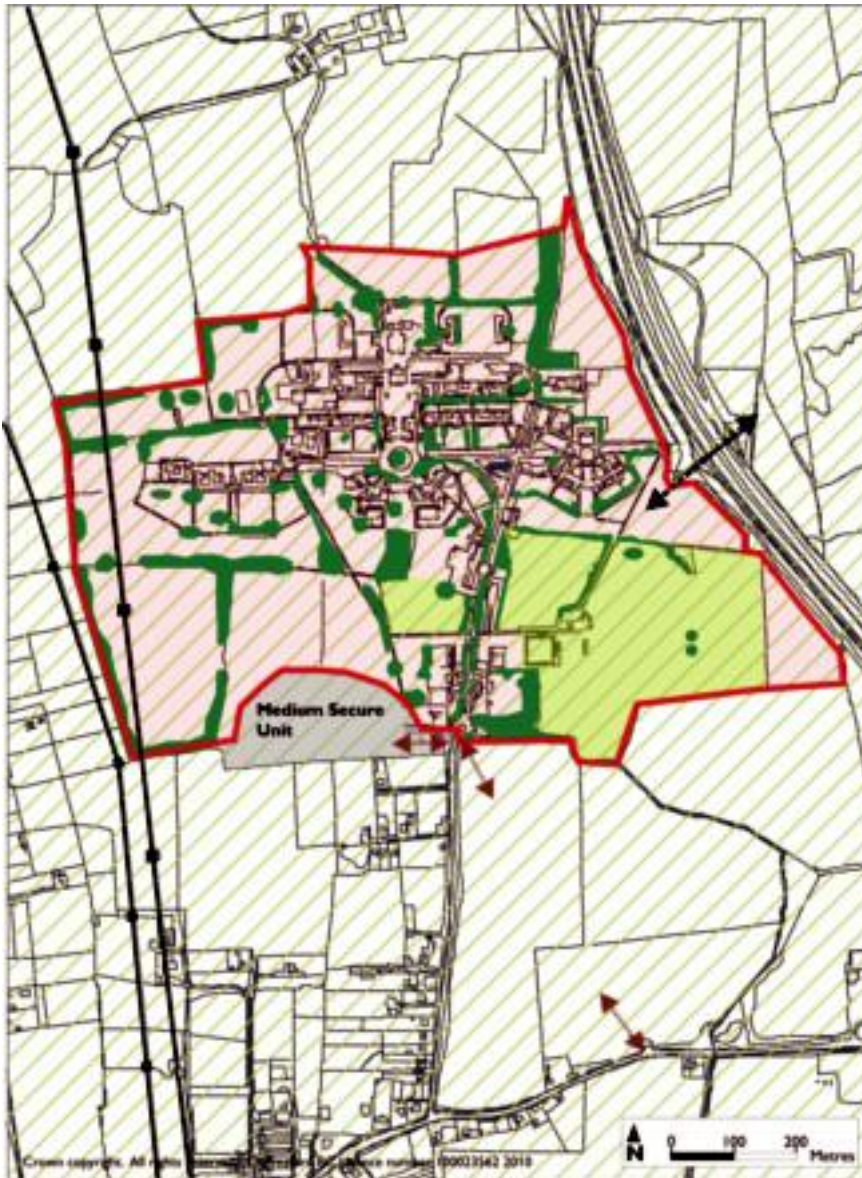
- Recreational open space, sports facilities, open landscape
- Community facilities and neighbourhood scale retail uses
- Small business premises which are compatible within a residential area.

3.169 Design Principles

- The redevelopment of the site will require a new vehicular access into the site from the south including a new junction onto the A132, closure of The Chase and access link to the Medium Secure Unit
- A package of improvements to the A132 (Runwell Road) to improve pedestrian and cycling connectivity and mitigate any adverse impact to the highway network created by new development
- Retention, protection and enhancement of protected trees and woodland, and protection and enhancements of wildlife habitats
- Retention or replacement of existing sport facilities including sports pitches
- The siting, scale and massing of new buildings should minimise the impact upon the openness of the Metropolitan Green Belt
- New development will need to be served by public transport which penetrates into the site
- Ensure there are linkages to other footpaths and cycleways and that Safer Routes to School are incorporated
- Provision of and contribution towards appropriate strategic and community infrastructure such as health care, pedestrian and cycle route network, open spaces, landscape and education including a new Primary School and Early Years and Childcare facility to support the pupil demand from the development. If required, suitable sites will be identified within the wider site allocation to accommodate such uses
- Provision of any necessary improvements to waste water treatment and foul sewer network capacity to serve new development
- Consideration of any contamination associated with the previous use and remedial measures that may need to be carried out
- Protect and enhance the setting of the Church which is a Listed Building and secure an appropriate use for this building. Possible retention of administration block and boiler house
- A landscape design-led layout within which trees, woodland and natural features are integrated with new development, a new access road is sensitively designed and the A130 is adequately screened
- A coherent overall layout based on legible pedestrian routes linked to existing footpaths, views out into countryside and public facilities located together to form a neighbourhood heart
- Public realm to be designed as shared pedestrian and vehicle space, for pedestrian priority and convenience
- New development to be designed to have a positive relationship with the adjoining Medium Secure Unit
- Car parking to be designed into a layout using a mixture of front-access on-plot, parking squares and parking courts, to avoid visual intrusiveness of cars in the environment. Minimise garages to reduce overall building footprint and maintain openness
- The development is within the catchment of Wickford Wastewater Treatment Works where there is no capacity for growth within the existing dry weather flow (DWF) consent. A revised DWF flow consent will have to be applied for
- High quality design required within a landscape setting with the siting, scale and massing of buildings minimising their impact on the openness and character of the wider landscape.

Part 3 Site Allocations and Notations

Figure 17 Runwell - Runwell Hospital



3.170 For key, please see Figure 1

3.171 Site Allocation 18 - Stock - Land adjacent 42-48 Brookmans Road (Map 30)

3.172 This 'brownfield' site offers an opportunity to redevelop a garage site that is in a poor/abandoned state on the north-west corner of Stock. Residential development here would benefit from all of the facilities and infrastructure in Stock whilst securing the future of an underused site. The site has no constraints that render development impracticable and is considered suitable for approximately 8 dwellings. A development proposal should be accompanied by proposals supported by evidence for any necessary replacement car parking. No buildings should be placed within 15m of the adjoining pumping station, as required by Anglian Water.

Figure 18 Stock - Land adjacent 42 - 48 Brookmans Road



3.173 For key, please see Figure 1

Part 3 Site Allocations and Notations

3.174 Site Allocation 19 - Writtle - Land surrounding Telephone Exchange, Ongar Road (Map 34)

3.175 Vehicular access to the site could be gained from both Ongar Road and The Green although access from Ongar Road is narrow in parts and will require careful design. Layout should not preclude opportunities to develop at a later stage on adjoining land to the east and west, with potential for a new access from The Green to the side of The Rose & Crown P.H. Development will need to retain the protected trees on the site and also be sensitive to the surrounding listed buildings and conservation area.

Figure 19 Writtle - Land surrounding Telephone Exchange, Ongar Road



3.176 For key, please see Figure 1

Table 4 Housing Site Allocations

Housing Site Allocation	Map Reference
Chelmsford Urban Area	
Site Allocation 1 - ASDA Car Park, Chelmer Village	3
Site Allocation 2 - Coval Lane Car Park	3
Site Allocation 3 - Goldlay Gardens (Essex Library Headquarters)	3
Site Allocation 4 - Government Offices, Beeches Road	3
Site Allocation 5 - Land rear of 17 - 37 Beach's Drive	3
Site Allocation 6 - Land rear of 71 - 81 Byron Road	3
Site Allocation 7 - Land rear of Kings Road	3
Site Allocation 8 - Land south of Clements Close, part of 61 Pemberton Lodge	3
Site Allocation 9 - Parks Depot, Waterhouse Lane	3
Site Allocations 10 - St Cedds Primary School, Maltese Road	3
Site Allocation 11 - St John's Hospital, Wood Street	3
Site Allocation 12 - Stump Lane	3
Elsewhere in the Borough	
Site Allocation 13 - Boreham - Land between Shearers Way and The Cock Inn, Main Road	7
Site Allocation 14 - Edney Common - Land at 'The Nest', Highwood Road	11
Site Allocation 15 - Galleywood - Land at rear of 24 to 70 Pym's Road, Beehive Lane	13
Site Allocation 16 - East Hanningfield - Morelands Industrial Estate, Tileworks Lane	21
Site Allocation 17 - Runwell - Runwell Hospital	28
Site Allocation 18 - Stock - Land adjacent 42 - 48 Brookmans Road	30
Site Allocation 19 - Writtle - Land surrounding Telephone Exchange, Ongar Road	34

3.177 Other sites, within areas allocated as predominantly residential, that come forward during the lifetime of the SADPD will be considered in relation to adopted policies in the Core Strategy.

Topic 10 – Affordable Housing Sites

Overview

3.178 Planning Policy Statement 3 (PPS3) Housing, states that local planning authorities should be positive and pro-active and consider allocating and releasing sites solely for affordable housing through this ‘exception’ process. This is reflected in Policies CPI5, DC31 and DC32 of the Core Strategy. Therefore, a small number of sites have been allocated solely for affordable housing to meet local need in accordance with rural affordable housing exception policies contained within PPS3 and the Core Strategy.

3.179 Affordable housing is that classed as subsidised housing that is made available to people on incomes who cannot afford standard market housing. The current cost of housing means that it is increasingly important for affordable housing to be provided. The Strategic Housing Market Assessment (SHMA) identifies an estimated shortfall in provision of around 866 affordable homes each year with about 10% of this coming from rural areas within the Borough.

Objectives

3.180 The key objectives are:

- To achieve high quality affordable housing that contributes to the creation and maintenance of sustainable rural communities
- To specifically target affordable housing to meet the needs of local communities.

Affordable Housing Sites

3.181 Within Chelmsford Borough (outside the NCAAP and CTCAAP areas) the following sites are allocated as affordable housing exception sites to meet local housing needs. In accordance with Core Strategy Policy DC32, it is estimated that any development will be in the region of 10 dwellings.

Site Allocation 20 - Land at Back Lane, East Hanningfield (Map 10)

3.182 East Hanningfield village provides a number of community facilities including an established Employment Area, post office, pubs and playing fields. It is served by a bus route. A Local Housing Needs Survey identified 27 households in East Hanningfield Parish as having a current or future housing need. The Parish Council has been active in promoting the development of new affordable homes in the village. A development of 12 affordable homes has recently been built on a site at Old Church Road by Colne Housing Society.

3.183 The most suitable site to accommodate an additional local affordable housing development in East Hanningfield is land at Back Lane. This is a ‘greenfield’ site that lies adjacent to the built-up area and within walking distance of village facilities. The site could be readily accessed from Old Church Hill. Therefore, the site has been allocated on the East Hanningfield Inset Map solely for affordable housing to meet local need in accordance with rural affordable housing exception policies contained within PPS3 and the Core Strategy.

3.184 The Council will not give permission for more than 10 dwellings. Although the site area may be capable of accommodating more dwellings this would not be acceptable. A significant proportion of the western portion of the site must remain open and could form public open space. The design and layout of the development should reflect the surrounding low density residential development to the east and should be arranged so that building fronts face the roads and the open countryside to the west. Existing trees and hedgerows should be conserved within a scheme, based on an ecological assessment.

Figure 20 Land at Back Lane, East Hanningfield



For key, please see Figure 1

Part 3 Site Allocations and Notations

Site Allocation 21 - Land East of Middlemead, West Hanningfield (Map 32)

3.185 West Hanningfield is a relatively small village with a primary school, hairdressers, village hall and a bus service. A Local Housing Needs Survey in 2007 identified 24 households with a current or future housing need, and in 2010 planning permission was granted for 12 affordable dwellings and 3 open market houses on Land East of Middlemead. New access will be provided from Church Road with car parking, bicycle parking facilities and landscaping. Existing trees on the site will also be safeguarded. The site is allocated on the West Hanningfield Inset Map solely for affordable housing to meet local needs in accordance with PPS3 and the Core Strategy.

Figure 21 Land East of Middlemead, West Hanningfield



For key, please see Figure 1

Other Small Rural Defined Settlements

3.186 The SADPD does not allocate any other sites for local needs affordable housing. However, the Borough Council will encourage additional sites to come forward in villages under the rural exceptions approach set out in Policy DC32 of the Core Strategy and the Affordable Housing SPD. It will continue to work in partnership with Parish Councils, Registered Social Landlords, landowners and local communities to identify opportunities for local needs affordable housing sites in the Borough. Village Design Statements are one way by which the local community can promote affordable housing to meet identified housing needs in their area.

Table 5 Affordable Housing Site Allocations

Affordable Housing Site Allocation	Map Reference
Site Allocation 20 - Land at Back Lane, East Hanningfield	10
Site Allocation 21 - Land East of Middlemead, West Hanningfield	32

Topic 11 – Specialist Residential Accommodation Sites

Overview

3.187 Policy CPI5 of the Core Strategy requires a mix of dwelling types, sizes and accommodation to accommodate a balance of different household types and lifestyle choices. There are certain types of residential accommodation which cater for sectors of the community with specific needs. These are often related to the more vulnerable members of society, or those who would benefit from a higher level of on-site support. Potentially, two such groups are the growing elderly population and those who may need specialist social support.

3.188 The Strategic Housing Market Assessment (SHMA), prepared on behalf of the Borough Council, and published in 2008, estimates that older persons households will comprise 30% of the Borough's population by 2021. The 'Housing for the Elderly: a demographic study of Chelmsford' undertaken in September 2004 estimates around twenty existing establishments providing supported housing (sheltered housing, residential care homes and nursing homes) for the elderly in Chelmsford. It also estimates a potential shortfall of at least 250 bed-spaces in Chelmsford for this type of accommodation. Therefore, two new sites for specialist residential accommodation are allocated at Bicknacre and East Hanningfield. Other sites are proposed through the NCAAP.

Objectives

3.189 The key objective is:

- To provide allocated future specialist residential accommodation areas to meet identified needs.

Specialist Residential Accommodation Sites

3.190 The Borough Council is allocating land in the following locations for specialist residential accommodation, as shown on the Proposals Map. The sites are considered suitable for the type of accommodation described below.

Site Allocation 22 - Saint Giles, Moor Hall Lane, Bicknacre (Map 6)

3.191 Saint Giles Estate is close to the village boundary of Bicknacre. It is within walking distance of shops and facilities in Bicknacre village. The site includes an established residential home, which provides accommodation for adults with learning difficulties and mental health problems and is a valuable facility within the Borough. Development would need to consider the need for additional primary health care provision informed by robust evidence on existing provision and consultation with the Mid-Essex Primary Care Trust. Further development of specialist residential housing would complement the existing provision available at this location.

Figure 22 Saint Giles, Moor Hall Lane, Bicknacre



For key, please see Figure 1

Part 3 Site Allocations and Notations

Site Allocation 23 - Morelands Industrial Estate, Tile Works Lane, East Hanningfield (Map 21)

3.192 This is a 'brownfield' site situated in the south of the Borough close to the A130. The site currently comprises a range of activities related to the storage and dismantling of vehicles, small workshop garages, abandoned vehicles and tyres. Substantial parts of the site are currently degraded as a consequence of legitimate as well as unauthorised industrial activity which now leave the site requiring significant environmental improvement. Development on this site will also provide landscape enhancements, environmental improvements in addition to the provision of specialist residential accommodation to meet identified local needs for elderly persons and other groups with the need for specialist accommodation and a limited number of conventional homes (see also Site Allocation 16).

3.193 The site is allocated as a Major Developed Site in the Metropolitan Green Belt and the future residential redevelopment will need to comply with the tests within Annex C of Planning Policy Guidance Note 2 (PPG2). These tests state that redevelopment should:

- have no greater impact than the existing development on the openness of the Green Belt and the purpose of including land in it, and where possible have less
- contribute to the achievement of the objectives for the use of land in Green Belts (paragraph 1.6 - see also paragraph 3.13 of PPG2)
- not exceed the height of the existing buildings
- not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity.

For site plan, please see Figure 16 and for key, please see Figure 1.

Table 6 Specialist Residential Accommodation Site Allocations

Specialist Residential Accommodation Site Allocation	Map Reference
Site Allocation 22 - Saint Giles, Moor Hall Lane, Bicknacre	6
Site Allocation 23 - Morelands Industrial Estate, Tileworks Lane, East Hanningfield	21

Economic Prosperity

3.194 The provision of an appropriate level of employment land in order to facilitate economic development forms a key element of the Adopted Core Strategy. It also promotes social inclusion through access to local shopping and services, especially for those without a car and for those in more remote parts of the Borough. Therefore, the SADPD makes the following allocations:

- Employment Areas
- Neighbourhood Centres.

These are discussed below. All new employment sites will also be subject to developer contributions in accordance with the Borough Council's adopted guidance.

Topic 12 – Employment Areas

Overview

3.195 Employment areas include sites with offices, research and development, industry and warehousing. The Adopted Core Strategy sets out the overall employment strategy for the Borough. This approach is focused on providing for a portfolio of sites to enable economic growth, across a variety of sectors, on a variety of sites in the period to 2021.

3.196 Chelmsford has been identified as a key centre to accommodate significant economic growth in the period up to 2021. The Adopted Core Strategy provided for a new Employment Area to be allocated in the SADPD at Temple Farm, West Hanningfield. This is shown on the Proposals Map and will provide a significant new site for the future business needs of the Borough and make an important contribution towards providing new local jobs.

3.197 The SADPD also allocates existing Employment Areas on the Proposals Map. Three of the existing Employment Areas within the SADPD extend into the area covered in the NCAAP. These are Chelmsford Business Park, Springfield Business Park and Hedgerows Business Park. Please also refer to the NCAAP document for these sites.

Objectives

3.198 Key objective:

- To provide a range of employment sites to ensure that the Core Strategy objectives are met with regards to the local economy and the standing of Chelmsford within Essex and the East of England
- Ensure development in the following Employment Areas avoids any significant impact on European Sites – Eastern Industrial Estate, Ferrers Road Industrial Area, East Hanningfield Industrial Estate and Saltcoats Industrial Area, Mayphil Industrial Estate.

Employment Areas

3.199 The following sites are allocated as Employment Areas in accordance with the Core Strategy Policies DC50-DC52. That document also provides detail on the acceptable uses within these areas and how allocated land will be protected.

Part 3 Site Allocations and Notations

Table 7 Employment Areas

Site	Core Strategy Policy	Comments	Map Reference
Site Allocation 24 - Temple Farm, West Hanningfield	DC52	New Designated Employment Area. This lies in the Metropolitan Green Belt in the south of the Borough. It is close to the B1007 junction with the A12 Trunk Road and so is well related to the strategic road network. It also has good bus links into Chelmsford. Planning permission was granted in 2010 for the development of the site.	31
Site Allocation 25 - Banters Lane, Great Leighs	DC51	New allocation to include existing employment buildings. This lies on the edge of Great Leighs within the DSB. It is in good condition and comprises a mix of land usage, from modern offices (Use Class B1) to storage space and warehouses (Use Class B8) and furniture showrooms. The site runs adjacent to the A131 and is therefore easily accessed from the primary road network. It is also in very close proximity to the Great Leighs Bypass roundabout, providing access to the strategic road network.	15
Site Allocation 26 - Beehive Lane Industrial Area (Beehive Works), Great Baddow	DC52	New allocation to include existing employment buildings. This is a small industrial estate that provides a niche industrial area that supports small-scale printing and publishing, and businesses within the building industry. The area is well located for the A12 and Chelmsford Town Centre.	3
BAE Systems Site, West Hanningfield Road, Great Baddow	DC50	Existing allocation. The development of a Technology Park or an Innovation Centre will be promoted.	3

Part 3 Site Allocations and Notations

Site	Core Strategy Policy	Comments	Map Reference
Beehive Lane Industrial Area (Business Centre), Great Baddow	DC52	Existing allocation	3
Chelmsford Business Park, off Colchester Road, Springfield	DC51	Existing allocation	3
Church Street Industrial Areas, Great Baddow	DC51	Existing allocation	3
Dukes Park Industrial Estate, Chelmsford	DC52	Existing allocation	3
Eastern Industrial Estate, South Woodham Ferrers	DC52	Existing allocation	4
Ferrers Road Industrial Area, South Woodham Ferrers	DC52	Existing allocation	4
Hedgerows Business Park and ECC Highways Depot, Colchester Road	DC51	Existing allocation	3
Saltcoats Industrial Estate, South Woodham Ferrers	DC52	Existing allocation	4
Springfield Business Park, off Colchester Road	DC51	Existing allocation	3
Winsford Way, off Waterhouse Lane, Chelmsford	DC51 and DC52	Existing allocation	3
Cromar Way, off Waterhouse Lane, Chelmsford	DC51 and DC52	Existing allocation	3
Widford Industrial Estate, Chelmsford	DC51 and DC52	Existing allocation	3
Westway Industrial Area, Chelmsford	DC52	Existing allocation	3
Mayphil Industrial Estate, Battlesbridge, Rettendon	DC52	Existing allocation	5
East Hanningfield Industrial Estate, East Hanningfield	DC52	Existing allocation.	10

Part 3 Site Allocations and Notations

Site	Core Strategy Policy	Comments	Map Reference
Rignals Lane Industrial Estate, Galleywood	DC52	Existing allocation	13
Royal British Legion Trading Estate, Maldon Road, Danbury	DC52	Existing allocation	9
Temple Wood Industrial Estate, West Hanningfield	DC52	Existing allocation	31
Waltham Road Industrial Estate, Boreham	DC52	Existing allocation	7

Topic 13 – Neighbourhood Centres

Overview

3.200 Neighbourhood Centres are an important part of community life and can provide a range of uses and services including shops, post office, public house, hairdresser and places of worship. Policy CP25 of the Core Strategy designates existing Neighbourhood Centres in the Borough. These include:

- South Woodham Ferrers Town Centre
- Principal Neighbourhood Centres
- Local Neighbourhood Centres.

3.201 Many of these are well established centres that provide an important local shopping function. However, the potential wider role of South Woodham Ferrers Town Centre and the Principal Neighbourhood Centres for further development of retail, commercial, community and residential uses is also identified alongside the wider catchments of their users.

3.202 The SADPD defines the boundary of South Woodham Ferrers Town Centre, and this is shown on Map 4.

3.203 Principal Neighbourhood Centres are defined as a geographical area containing various retail frontages and other uses, and Local Neighbourhood Centres are defined solely by their retail frontage on the Proposals Map. Public realm and environmental improvements such as paving, landscaping and street furniture, will be pursued as part of planning obligations for development in the locality of neighbourhood centres.

Objectives

3.204 Key objective:

- Promote the vitality and viability of neighbourhood centres by promoting a mix of uses and encouraging environmental improvements where appropriate
- Ensure development in South Woodham Ferrers Town Centre and Warwick Parade avoids any significant impact on European Sites.

Neighbourhood Centres

3.205 The following sites are allocated as Neighbourhood Centres. In addition, South Woodham Ferrers Town Centre is also allocated. The Adopted Core Strategy provides detailed policy guidance on the acceptable uses within Neighbourhood Centres.

Part 3 Site Allocations and Notations

Table 8 Neighbourhood Centres

Name	Type	Map Reference
South Woodham Ferrers		
<p>South Woodham Ferrers Town Centre</p> <p>South Woodham Ferrers Town Centre contains a wide range of convenience services serving the area of South Woodham Ferrers and beyond. There is a large supermarket and other outlets selling food and drink. The area is pedestrianised with local parking available in the surrounding vicinity.</p>	Town Centre	4
<p>Warwick Parade</p> <p>This parade of shops contains a number of shops and services for the local community, including a hardware shop, dry cleaners, butchers and a supermarket. The parade is identified as an important focus for rail transport and community activity. The parade is adjoined by other commercial activities related to the station, pub and industrial area. The character of the area around the railway station and Warwick Parade is based on the original village layout but is now in need of some enhancement. Pedestrian and car access also needs improvement.</p>	Local	4
Chelmsford Urban Area		
<p>Gloucester Avenue</p> <p>The parade of shops consists of a number of convenience units. There are hairdressers, a bakery, off-licence and small supermarket. It provides important services to local residents in the Moulsham Lodge area and is well served by public transport.</p>	Principal	3
<p>The Village, Chelmer Village</p> <p>This large neighbourhood centre provides a wide range of services including a laundrette and betting office for the Chelmer Village area. There are also health services with a doctor's surgery, dentist and optician. There is a parish hall for the local community and the centre is well served by public transport.</p>	Principal	3
<p>The Vineyards, Great Baddow</p>	Principal	3

Part 3 Site Allocations and Notations

Name	Type	Map Reference
The Vineyards neighbourhood centre offers a broad variety of services to the Great Baddow area. There is a good selection of stores including greengrocers, off-licence, betting office and a bakery. There are good public transport links and available car parking.		
<p>Bodmin Road</p> <p>The Torquay Road parade of shops consists of seven units with a variety of uses. The store types vary from local convenience newsagents to specialist cleaning facilities such as dry cleaning and carpet upholstery cleaners. There is a pharmacy which serves the surrounding area. There is easy access to the centre from within the Springfield area including good public transport.</p>	Local	3
<p>Byron Road</p> <p>The Byron Road parade consists of eight units all of which are ground floor shops with flats and apartments above. The shops serve the surrounding community in this part of Chelmsford. The stores offer convenience products and some fast food brands. It is easily accessible on Byron Road with a local bus service.</p>	Local	3
<p>Corporation Road</p> <p>The Corporation Road shopping parade supplies a convenience store focus for local residents. The parade consists of five units, including a small café and newsagents. There is good public transport access.</p>	Local	3
<p>Dorset Avenue</p> <p>The neighbourhood centre at Dorset Avenue contains a food and convenience store which provides an essential service to the local community. There are two retail units at this centre with off-road parking at the front of the units and with good public transport access.</p>	Local	3
Forest Drive	Local	3

Part 3 Site Allocations and Notations

Name	Type	Map Reference
The twelve units at the Forest Drive parade provide important shops and services to the local community. The centre contains a large food store, hairdressers, bookmakers and takeaways. There is off-road parking available and public transport services are good.		
<p>Havengore</p> <p>Havengore neighbourhood centre serves local residents in North Springfield. It has seven units with a variety of shops providing local convenience facilities and also more specialist services. There is off-road parking available and the centre is well served by public transport.</p>	Local	3
<p>Hylands Parade</p> <p>Hylands Parade comprises seven retail units, providing services for local residents in South Chelmsford. The centre also includes some specialist units, such as a florist. There is off-road car parking available and there are excellent public transport links.</p>	Local	3
<p>Kings Road</p> <p>Kings Road neighbourhood centre is the main neighbourhood centre in the Boarded Barns area and comprises local convenience shops and some more specialist units. The centre is at the focus of other community facilities. There is no off-road parking at the centre, but on-street parking is available. The centre also has excellent public transport links.</p>	Local	3
<p>Meadgate Avenue</p> <p>The large Meadgate Avenue shopping parade provides important local services for residents in the Meadgate Estate area. The centre comprises ten units, and provides services such as newsagents and food stores. There is ample off-road parking and the centre is well served by public transport.</p>	Local	3
Melbourne Avenue	Local	3

Part 3 Site Allocations and Notations

Name	Type	Map Reference
The Melbourne Avenue shopping parade provides important local services for residents in the Melbourne Estate area. There is limited off-road parking adjacent to the shops but the centre is well served by public transport. The centre is also close to other community facilities, including a clinic and public house.		
<p>Meon Close</p> <p>The small Meon Close neighbourhood centre provides local services within Springfield. The three units comprise a small supermarket, newsagents and hairdressers. There is a small area of off-road parking available and a wide pavement for pedestrian use.</p>	Local	3
<p>Robin Way</p> <p>The Robin Way neighbourhood centre consists of five units. These provide local amenities for the Tile Kiln Estate such as takeaway restaurants, a hairdressers and local newsagent. There is off-road parking available but the centre is not directly served by public transport.</p>	Local	3
<p>Sunrise Avenue</p> <p>The small neighbourhood centre located at Sunrise Avenue supports the local community, and includes a pharmacy. There is a car parking area at the centre.</p>	Local	3
<p>Trent Road</p> <p>The Trent Road neighbourhood centre is located within the Chignal Estate and provides important local services in this part of North West Chelmsford. There is off and on road car parking available, with good public transport services nearby.</p>	Local	3
<p>Waterhouse Lane</p> <p>The small Waterhouse Lane neighbourhood centre comprises only two units, occupied by a newsagents and hairdressers. The centre provides local needs within this part of West Chelmsford.</p>	Local	3
Villages		

Part 3 Site Allocations and Notations

Name	Type	Map Reference
<p>Bicknacre (Monks Mead)</p> <p>The Monks Mead parade consists of three units, located in the centre of the village and offering local services. There is a small newsagent and larger estate agent present. Adequate car parking is available and the parade is close to public transport.</p>	Local	6
<p>Boreham (The Larches)</p> <p>The Abercorn House neighbourhood centre is easily accessible by road and foot within Boreham and provides important local services to local residents. These services include a food store, newsagents with post office and hairdressers. There are five small single units as well as a sixth larger food store. Off-road parking allows for people to travel by car and there are nearby bus stops.</p>	Local	7
<p>Danbury (Eves Corner, Maldon Road and Little Baddow Road)</p> <p>The Danbury village neighbourhood centre is focused around the village green. The centre includes tea rooms, a bank and a hairdresser. Along the busier main road there is a larger food store and convenience newsagents/off licence. These shops aim to focus upon the local community and not attracting visitors. There is a lack of car parking available as most shops surround the green or are by the roadside. However, there is good public transport access.</p>	Local	9
<p>Galleywood (Watchouse Road)</p> <p>The Galleywood neighbourhood centre is located on the busy Watchouse Road adjacent to the library. Here, there are ten units with car parking shared with the library. There are local convenience stores such as newsagents as well as a hairdresser available. There is a wide sphere of influence and the centre is within walking distance to most people living in the area.</p>	Local	13
<p>Ramsden Heath (Downham Road and Dowsetts)</p> <p>Ramsden Heath is a large village but with few neighbourhood centres and amenities. There are three units in total, providing services of a butchers, hairdressers and swimming pool store.</p>	Local	23

Part 3 Site Allocations and Notations

Name	Type	Map Reference
The main Heath Road is the principal access point, and there is very little car parking available in the area. The stores, therefore, are predominantly for the needs of local residents.		
<p>Stock (Mill Road, Stock Road and The Square)</p> <p>The Stock neighbourhood centre is focused around The Square. There are a number of retail units such as a post office/general store and restaurants. There are converted houses which have been turned into a small wine shop. However, there is very little available parking on the site and on-road parking is the only option. However this has created some problems with access and circulation within the centre.</p>	Local	30
<p>Writtle (Long Brandocks)</p> <p>The four units at Wellfield in Writtle provide some essential convenience shops for the local community. A family butchers, hairdressers and mini supermarket provide the local community with convenience goods. On the site there are small areas for parking, as the parade is located on two roads. The nearby housing areas are within walking distance of the centre. However, the centre is not served by public transport.</p>	Local	34
<p>Writtle (The Green, Bridge Street and St John's Green)</p> <p>The area of The Green in Writtle is a linear distribution. This means that the neighbourhood centre is stretched along The Green extending some 600 metres. There are many individual stores such as food shops, restaurants and a fish and chip shop. This layout is useful as it can cater for the wide variety of shops and the linear nature of the village. Without as many stores and levels of variety the community would have to travel into nearby Chelmsford. The principal issue, however, is the lack of parking spaces for cars in the area and many stores are located on the road front.</p>	Local	34

Quality of Life

3.206 The Borough Council seeks to improve the quality of life for those living and working in the Borough by promoting good access to open spaces, sports and recreation. These are shown on the SADPD Proposals Map.

3.207 The Core Strategy also seeks to enhance the quality of life for residents in the Borough by protecting and enhancing community facilities. These can be public or private and include leisure centres, education facilities, shopping, youth and community centres, libraries and places of worship. Some new residential sites allocated in the SADPD provide for associated open space, transport infrastructure, health, retail and community facilities to be accommodated within the development. These include Runwell Hospital and St John's Hospital. Further guidance is given in Topic 9.

3.208 The Borough Council has consulted specifically with key partners such as Essex County Council, the Primary Care Trust and Writtle College to determine their specific requirements for sites over this period and identify potential sites to allocate for these purposes. Although there is likely to be a need for provision of additional community facilities in the SADPD area in the Plan period to 2021 no specific site allocations have been identified by stakeholders at this stage. Therefore, any future proposals for new community facilities will be considered in relation to Policies in the Core Strategy.

Topic 14 – Open Spaces, Sports and Recreation Provision

Overview

3.209 There are existing areas of open space across the SADPD area which are used for a variety of different purposes. These can both be public and private and range from formal recreation and leisure such as playing pitches and allotment gardens to natural and semi-natural space.

3.210 Consultants have undertaken, on behalf of the Borough Council, an assessment of open space and recreational facilities across the Borough in line with Government guidance (PPG17). This has identified the following groups of open space:

- Parks and gardens
- Natural and semi-natural urban greenspaces
- Green corridors
- Outdoor sports facilities
- Amenity greenspace
- Provision for children and teenagers
- Allotments, community gardens, and city (urban) farms
- Cemeteries and churchyards.

3.211 Policy DC39 of the Adopted Core Strategy protects all existing public open space from development as identified on the Proposals Map which includes:

- All existing public open space
- Private outdoor sport grounds
- School playing fields
- Allotments.

3.212 The Proposals Map which accompanies the SADPD identifies the open space in the Plan area. There are certain types of open space that are protected as part of general countryside policies such as natural and semi-natural open space outside the urban areas or defined settlements or those that have other specific designations i.e. Registered Park and Gardens, country parks or educational establishments. Where this is the case, they will not also be shown as open space in addition to their primary notation on the Proposals Map. The SADPD also allocates a new strategic area of countryside and recreational use at Bulls Lodge Quarry, Boreham and, a Destination Garden of National and Regional Significance at Hyde Hall, Rettendon.

3.213 All new residential development will need to provide new open space in accordance with the Borough Council's adopted standards set out in Policy DC40 and Appendix D of the adopted Core Strategy.

Objectives

3.214 Key objectives are:

- To protect existing open spaces, sports and recreation facilities
- To allocate Bulls Lodge Quarry as an area of agriculture, recreation and visitor attraction after minerals extraction
- To allocate Hyde Hall Royal Horticultural Society (RHS) garden under Policy CPI2 and approve a Masterplan to guide future development at the site.

Bulls Lodge Quarry and Hyde Hall

Bulls Lodge Quarry (Boreham Airfield) (Maps 1 and 7)

Site Context

3.215 The majority of the Bulls Lodge Quarry site lies within the NCAAP with only the south-eastern corner being allocated inside the SADPD. Please refer to the NCAAP document for more details.

3.216 The whole site is subject to two extant mineral permissions with a long-term programme for extraction. The permission for Boreham Airfield expires on 31 December 2020, while the permission for Park Farm and Bulls Lodge including the processing area expires on 31 December 2030. Therefore in part the permissions go beyond the Plan period. In accordance with conditions of the planning permission, the land is progressively being restored to farmland, a recreational lake on Boreham Airfield and natural landscape areas. The nature of the restored landscape, type of recreational use and access will be reviewed by the Borough Council and Essex County Council in the light of emerging development and road infrastructure.

Objective

3.217 Planned extraction of mineral deposits in a modified phasing programme to enable planned development within part of the Park Farm extraction area. Restoration of land to countryside and recreational use related to local and regional needs.

Development principles

3.218 It is proposed that restoration plans are reviewed and planning guidance is produced in liaison with the Minerals Planning Authority and the land owners. Any changes would require a new planning permission. This would set out the type and extent of recreational land uses to ensure it is compliant with the LDF and complements the development of new neighbourhoods in North East Chelmsford and the existing community of Boreham. It would review the possible definition and scope of a country park in a regional context.

Leading land use

3.219 Minerals extraction as permitted with an overall end date of 2030. Primary and secondary processing, including aggregates bagging unit, concrete batching plant, coated roadstone plant and inert waste recycling facility, all as permitted.

Leading land uses after extraction

3.220 Land within the SADPD area is proposed for agriculture, recreation and country park visitor attraction subject to detailed analysis and approval of a site strategy.

Access

3.221 From Essex Regiment Way via Belsteads Farm Lane; from Boreham Interchange via new link road.

Hyde Hall (Maps 2 and 33)

Site Context

3.222 RHS Hyde Hall is located to the south east of Chelmsford in close proximity to the villages of East Hanningfield, Rettendon and South Woodham Ferrers. It is a site which occupies 136 Ha of land, dominated by hills, fields, pastures and woodland. The visitor site itself lies in a site of 10 Ha which contains controlled gardens and visitor facilities.

3.223 Since 2003 annual visitor numbers have steadily increased to over 115,000 (2007) with the RHS setting a target of 160,000 visitors to Hyde Hall by 2013/14. This will require a significant investment by RHS at Hyde Hall in garden infrastructure and high quality internal space to support the events and education programmes, visitor facilities and staff welfare facilities to accommodate visitor growth expectations.

3.224 The RHS is preparing a new masterplan for Hyde Hall which sets out the future vision of development at the site for the next 10-15 years. This masterplan will sit alongside the SADPD to inform future development at the site and respects the key guiding principles set out within the original masterplan.

Objectives

3.225 The site allocation for Hyde Hall recognises its potential to develop as a destination garden of both national and regional significance. It will provide a clear basis for the determination of future planning applications, which may result in diversification of site usage, some intensification and

increased visitor numbers. The site allocation for this site does not mean that all development proposals within Hyde Hall would be acceptable. Any future proposal will still need to satisfy the relevant policies in the Core Strategy that regulate development, as well as normal development control criteria. The Proposals Map shows the Hyde Hall allocation. The key objectives are:-

- Promote Hyde Hall as a 'Destination Garden of both National and Regional Significance'
- Retain and enhance the local distinctiveness of Hyde Hall RHS Garden and its brand
- Develop estate-wide enhancements and developments through an approved new masterplan
- Support an increase in visitor numbers to 160,000 by 2013/14
- Promote a range of horticultural facilities and experiences including creation of an Edible Garden, Orchard, Vineyard, 'Hands on Harvest' fruit and vegetable crops, grow bio-fuel crops, expand propagation units and poly-tunnels.

3.226 Access and Circulation

- Minimise conflict between pedestrian routes and vehicle movement around the site and enable full disabled access throughout the site
- Ensure that the principal point of access into the site for visitors and staff is from Creep hedge Lane
- Retain an out-of-hours only service access from Buckhatch Lane
- Develop a 'Travel Plan' and 'Traffic Management Plan' for the site in conjunction with key stakeholders to regulate traffic moving to and from the site and encourage sustainable modes of transport (bus, bicycle, foot).

3.227 Buildings and Gardens

- Provide new student and caretaker accommodation in association with RHS education and employment
- Promote the refurbishment, restoration and setting of the listed buildings on the hill top and the continued use of existing buildings
- Ensure all buildings, gardens and new developments are wherever possible energy efficient, resource efficient and preserve and enhance biodiversity
- Ensure new developments create excellent buildings and facilities
- Improve the range of visitor facilities and services.

3.228 Landscape

- Extend the existing perimeter woodland belt and walks
- Protect and enhance trees and hedgerows and other existing site features of value
- Retain and enhance the relationship (visual, ecological, hydrological) between the garden and its local and regional landscape setting
- Develop a landscape strategy within the masterplan which preserves and enhances local landscape character.

3.229 Visitor facilities

- Increase the range of garden attractions and visitor facilities including improved entry and exit arrangements, catering and retail facilities

Part 3 Site Allocations and Notations

- Develop a strategy within the masterplan which encompasses families, children, sustainable practice, choice, health, and innovation
- Promote science and learning opportunities on the site including students and young people
- Create a dedicated events space.

Minerals and Waste

3.230 The Proposals Map identifies Minerals and Waste sites in the Borough with some details provided below. More detailed information will be within separate LDF documents being prepared by Essex County Council.

Topic 15 - Minerals and Waste

Overview

3.231 Essex County Council is the planning authority responsible for minerals and waste planning. These issues are included in this document for information only. All consultations on minerals and waste sites are carried out by the County Council at the appropriate time. The existing and proposed strategies and sites in the Borough of Chelmsford are set out in the Essex and Southend-on-Sea Waste Local Plan 2001 and the Essex Minerals Local Plan 1996. At present, these sites are at:

3.232 Preferred Landfill sites for Inert Waste

- Essex Showground, Great Leighs (Map 1)
- Danbury - St Cleres and Royal Oak (Maps 2 and 9).

3.233 Preferred Landfill Sites for Non-Inert Waste

- Sandon Quarry (Maps 2, 3 and 29)
- Brittons Hall, Roxwell (Map 1).

3.234 Preferred Sites for Sand and Gravel Extraction

- Danbury – St Cleres and Royal Oak (Maps 2 and 9)
- Boreham - Bulls Lodge Quarry (Maps 1 and 7).

3.235 Preferred Site for Strategic Waste Management (WM6)

- Sandon Quarry (Maps 2, 3 and 29).

3.236 Because of their potential environmental impacts on the surrounding areas, or their potential for future development when they are worked out, these sites may influence decisions by the Borough Council about future development nearby. The most recent stage in the preparation of the Minerals Development Framework was consultation on the emerging preferred strategy for future mineral supply in December 2010. The document indicates the likely scope of development management policies and identifies the emerging 'preferred sites' for future mineral extraction and transshipment. A consultation on the Joint Waste Development Document: Issues and Options was also undertaken in October – December 2010. This identifies possible options for future waste management in the County.

Objectives

3.237 Key objectives are:

- To identify sites in adopted Essex County Council Minerals and Waste Plans on the Proposals Map
- To encourage the restoration and after-use of sites in line with existing ECC planning policies (see also details on Bulls Lodge Quarry in Topic 14).

Part 4 Monitoring and Implementation

Introduction

4.1 It is essential that the site allocations and designations within the SADPD will be deliverable. The Borough Council has considered how sites will be delivered over the Plan period and has put mechanisms in place to implement, monitor and review the document.

Overall steering and monitoring

4.2 There are many factors that will influence the implementation and delivery of the proposals set out in this document including land assembly, funding and market forces.

4.3 When adopted, Chelmsford Borough Council will monitor and review the effectiveness of the SADPD in achieving its objectives and in encouraging the delivery of new development or protecting areas from change.

4.4 The main mechanism for monitoring will be the Annual Monitoring Report (AMR). Allocations in the SADPD will be linked to key targets and indicators, which will be monitored through the AMR. Monitoring of these indicators will reveal whether SADPD allocations are succeeding or need to be reviewed. This includes monitoring against the Borough Council's Housing Trajectory and whether additional sites need to be brought forward to achieve the overall requirement. The AMR is produced by the Borough Council in December each year.

4.5 Performance will also be measured against Sustainability Appraisal objectives, produced independently as part of the Sustainability Appraisal process.

4.6 The Borough Council will work in partnership with many organisations including Parish Councils, local communities and business partnerships to ensure SADPD objectives and sites are achieved. The Chelmsford Tomorrow Local Delivery Mechanism (LDM) has been established to manage the implementation of infrastructure provision within the Borough. The LDM has a remit to co-ordinate, manage and monitor delivery of key strategic infrastructure projects, and comprises a partnership of key stakeholders responsible for infrastructure delivery including:

- Chelmsford Borough Council
- Essex County Council
- Environment Agency
- Homes and Communities Agency, and
- Mid Essex Primary Care Trust.

4.7 The LDM will monitor the progression of strategic infrastructure projects across Chelmsford. It will focus much of its attention on the delivery of infrastructure in North Chelmsford given the level of growth proposed in that location. However it will have an input in infrastructure projects within the SADPD plan area including ChART and Park and Ride.

Inter-dependencies

4.8 Utilities work (including sewerage and drainage) is an essential first step in preparing areas for development. For all the site allocations in this document and subsequent development proposals, when these are taken through to planning application stage the applicants must be able to demonstrate to the satisfaction of the Environment Agency, Anglian Water and other statutory undertakers that

there is existing adequate capacity in the Waste Water Treatment Works and the foul sewerage network, or that the capacity can be created. It must also be ensured that all allocations within the SADPD comply with the Water Framework Directive objectives (which include Habitats Directive requirements).

4.9 Key elements of physical infrastructure, such as the new access roads to new residential developments and to the proposed new Temple Farm Employment Area are important at an early stage of the development programme. This will enable vehicle access to development sites and ensure transport routes are provided for the first new residents or occupants as soon as they move in.

4.10 Supporting infrastructure such as open spaces will also need to be phased and aligned with the delivery of new development. This will be reflected in phasing agreements concluded as part of planning permissions granted. Failure to provide infrastructure will result in constraints on delivery of new developments.

Delivering excellent development for sustainable communities

4.11 The Borough Council expects any development to work towards the best possible built outcomes by explicitly adopting regional best practice frameworks as follows:

- *Building for Life Standard* - use of the standard as a means for monitoring design and anticipating built quality
- *Inspire East Excellence Framework*
- *Essex Design Initiative Exemplar Scheme*.

4.12 New development will also be expected to consider the opportunity for renewable energy as well as energy and water efficient design in line with Policies in the Adopted Core Strategy.

Flood Risk

4.13 A Strategic Flood Risk Assessment for Chelmsford was undertaken in October 2008. The Chelmsford Water Cycle Study Phase 2 Technical Report, May 2011 included further work on Flood Risk Management. An assessment of suitable housing development locations based on a review of the Environment Agency Flood maps is shown in Table 9.

Table 9 Flood zone assessment for settlements within the Site Allocations Document area

Settlement	Flood Zone Assessment
Boreham, Broomfield, Danbury, Galleywood, Great Leighs, Stock	These settlements are outside of the flood zones and are unlikely to be affected by fluvial or coastal flooding.
Bicknacre	The flood maps show a narrow area in Flood Zone 2 along the watercourse through Bicknacre. This is unlikely to affect any identified development within Bicknacre.

Part 4 Monitoring and Implementation

Settlement	Flood Zone Assessment
Writtle	Parts of the east of Writtle are within Flood Zones 2, 3a and 3b, and at risk of flooding from the River Wid.
Runwell	Runwell is considered at risk from flooding from the River Crouch in the area between the A132 and the railway.
South Woodham Ferrers	Large parts of South Woodham Ferrers are at risk from coastal flooding to the east, south and west sides of the town and these areas would not be suitable for additional housing development. These areas are also Sites of Special Scientific Interest (SSSI).

Evidence Base

5.1 The list below shows the key evidence used to inform the SADPD. A wider list of evidence relating to the whole Local Development Framework can be found on the Borough Council's website via www.chelmsford.gov.uk

Table 10 Evidence Base

Title	Date	Author
Site Allocations Issues and Options Consultation Document	Aug 2007	CBC
Site Allocations Issues and Options Consultation Feedback Document	Jul 2008	CBC
Site Allocations Potential Options Document	Oct 2009	CBC
Site Allocations Potential Options Consultation - Feedback Report	Oct 2010	CBC
Local Development Scheme - Second Review	Mar 2009	CBC
Adopted Statement of Community Involvement	Feb 2006	CBC
Adopted Statement of Community Involvement - First Review	May 2010	CBC
Core Strategy and Development Control Policies DPD	Feb 2008	CBC
Chelmsford Town Centre Area Action Plan	Aug 2008	CBC
Chelmsford Town Centre Area Action Plan Proposals Map	Aug 2008	CBC
Affordable Housing SPD	Jun 2008	CBC
Making Places SPD	Jun 2008	CBC
Sustainable Development SPD	Jun 2008	CBC
Planning Contributions SPD Planning Contributions SPD Addendum	Apr 2009 Jul 2009	CBC
Chelmsford Community Plan	Apr 2008	CBC
Chelmsford Urban Capacity Study and Addendum	Aug 2004	Halcrow Group Ltd
Housing Strategy 2004-2007	2004	CBC
Parks and Green Spaces Strategy 2004-2014	Oct 2004	CBC

Title	Date	Author
Strategy for Sport and Recreation 2006-2010	2006	CBC
Strategy for Arts in Chelmsford 2006-2010	2006	CBC
Meeting the Needs of Older People	Sept 2006	CBC
Biodiversity Action Plan 2002-2007	2002	CBC
Crime and Disorder Reduction Strategy 2005-2008	2005	Crime & Disorder Reduction Partnership
A PPG17 Open Spaces Assessment for Chelmsford Borough Council - Executive Summary	2005	PMP Consultants
A PPG17 Open Spaces Assessment for Chelmsford Borough Council - Main Report	2005	PMP Consultants
A PPG17 Open Spaces Assessment for Chelmsford Borough Council - Appendices	2005	PMP Consultants
A Playing Pitch Strategy for Chelmsford Borough Council and Addendum	2005 Apr 2006	PMP Consultants
An Indoor Sport and Recreation Facilities Assessment for Chelmsford Borough Council	2005	PMP Consultants
Housing for the Elderly: A Demographic Study of Chelmsford	2004	Anglia Polytechnic University
Nature Conservation Reference Guide for Chelmsford Borough	May 2005	Essex Ecology Services Ltd
Chelmsford Retail Study - Summary	Jan 2005	GVA Grimley
Chelmsford Economic and Property Market Analysis	Jul 2006	DTZ Pinda Consulting
Economic Futures Assessment	Mar 2006	University of the West of England
Chelmsford Borough Employment Land Review	Apr 2006	CBC
Chelmsford Borough Historic Environment Characterisation	2006	Essex County Council
Gypsy and Traveller Needs Assessment	2006	University of Salford
Landscape Character Assessment	Sept 2006	Chris Blandford Associates

Part 5 Appendix

Title	Date	Author
Revised Urban Capacity Study 2007 Refresh	Jul 2007	Halcrow Group Ltd
Integrated SEA/SA of the NCAAP and SAD DPDs Scoping Report	Jul 2007	ENTEC UK Ltd
The Site Allocations DPD Potential Options Sustainability Appraisal	Oct 2009	ENTEC UK Ltd
Habitats Regulations Assessment (HRA) Screening of the Chelmsford Site Allocations DPD	Oct 2009	ENTEC UK Ltd
Chelmsford Affordable Housing and Section 106 Viability Analysis	Aug 2007	Three Dragons
North Chelmsford Area Action Plan Issues and Options	Aug 2007	CBC
North Chelmsford Area Action Plan Preferred Options	Dec 2008	CBC
North Chelmsford Area Action Plan DPD Proposed Submission Document	Oct 2009	CBC
North Chelmsford Area Action Plan Submission Document Schedule of Proposed Changes	Jun 2010	CBC
Essex Local Transport Plan 2006-2011	2006	Essex County Council
Essex School Organisation Plan 2010-2015	2005	Essex County Council
Essex Biodiversity Action Plan	1999	Essex Biodiversity Project
Chelmsford Water Cycle Study Phase I	Feb 2008	Halcrow Group Ltd
North Chelmsford Area Action Plan Feedback - Issues and Options	Jul 2008	CBC
North Chelmsford Area Action Plan Preferred Options Feedback Document	Jul 2009	CBC
North Chelmsford Area Action Plan Proposed Submission Feedback Document - Regulation 30(1)(e) - Main Issues Statement	Jun 2010	CBC
Employment Land Demand and Supply	Jun 2009	SQW Consulting
Essex School Organisation Plan 2008-2013	2008	Essex County Council

Title	Date	Author
Protected Lanes Study for Chelmsford Borough Council: Summary Report, September 2009	Sept 2009	Essex County Council
Protected Lanes Study for Chelmsford Borough Council: an assessment of the Site Allocations Development Plan Document - Protected Lanes Consultation Responses	August 2010	Essex County Council
A Feasibility Study into a Walking and Cycling Route from Great Baddow to Chelmsford	Feb 2010	Sustrans
Retail Capacity and Local Retail Centres	May & Nov 2009	Colliers CRE
Writtle Village Design Statement	Dec 2003	Writtle Parish Council
South Hanningfield Village Design Statement	Mar 2005	South Hanningfield Parish Council
Little Baddow Village Design Statement	May 2005	Little Baddow Parish Council
Margaretting Village Design Statement	Mar 2007	Margaretting Parish Council
West Hanningfield Village Design Statement	Jun 2007	West Hanningfield Parish Council
North End Village Design Statement	Dec 2007	Great Waltham Parish Council
Boreham Village Design Statement	Mar 2008	Boreham Parish Council
Good Easter Village Design Statement	Jun 2008	Good Easter Parish Council
Pleshey Village Design Statement	Dec 2003	Pleshey Parish Council
Chignals Village Design Statement	Sept 2009	Chignal Parish Council
Galleywood Village Design Statement	Feb 2005	Galleywood Parish Council
Great Waltham Village Design Statement	Jan 2002	Great Waltham Parish Council

Title	Date	Author
Developers Guide to Infrastructure Contributions	May 2008	Essex County Council
A Plan for South Woodham Ferrers SPD	June 2008	CBC
Essex Wildlife Trust Living Landscapes - A Vision for the future of Essex	2006	Essex Wildlife Trust
Chelmsford Borough Water Cycle Study Phase 2	May 2011	Halcrow Group Ltd
PPS25 Sequential Test for Spatial Strategy in Chelmsford Borough Submission Site Allocations DPD	Jan 2011	CBC
Flood Alleviation Scheme Stage A - legal & funding agreement	Mar 2011	CBC and Environment Agency
Developer's Guide to Infrastructure Contributions - Education Supplement - Our approach towards mitigating the impact of development of schools and Early Years and Childcare Provision	July 2010	ECC
Stock Village Design Statement	Oct 2011	Stock Parish Council
Rettendon Village Design Statement	Oct 2011	Rettendon Parish Council



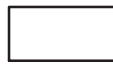
























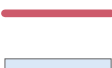

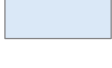


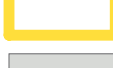






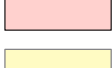



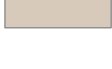
Part 6 Proposals Map

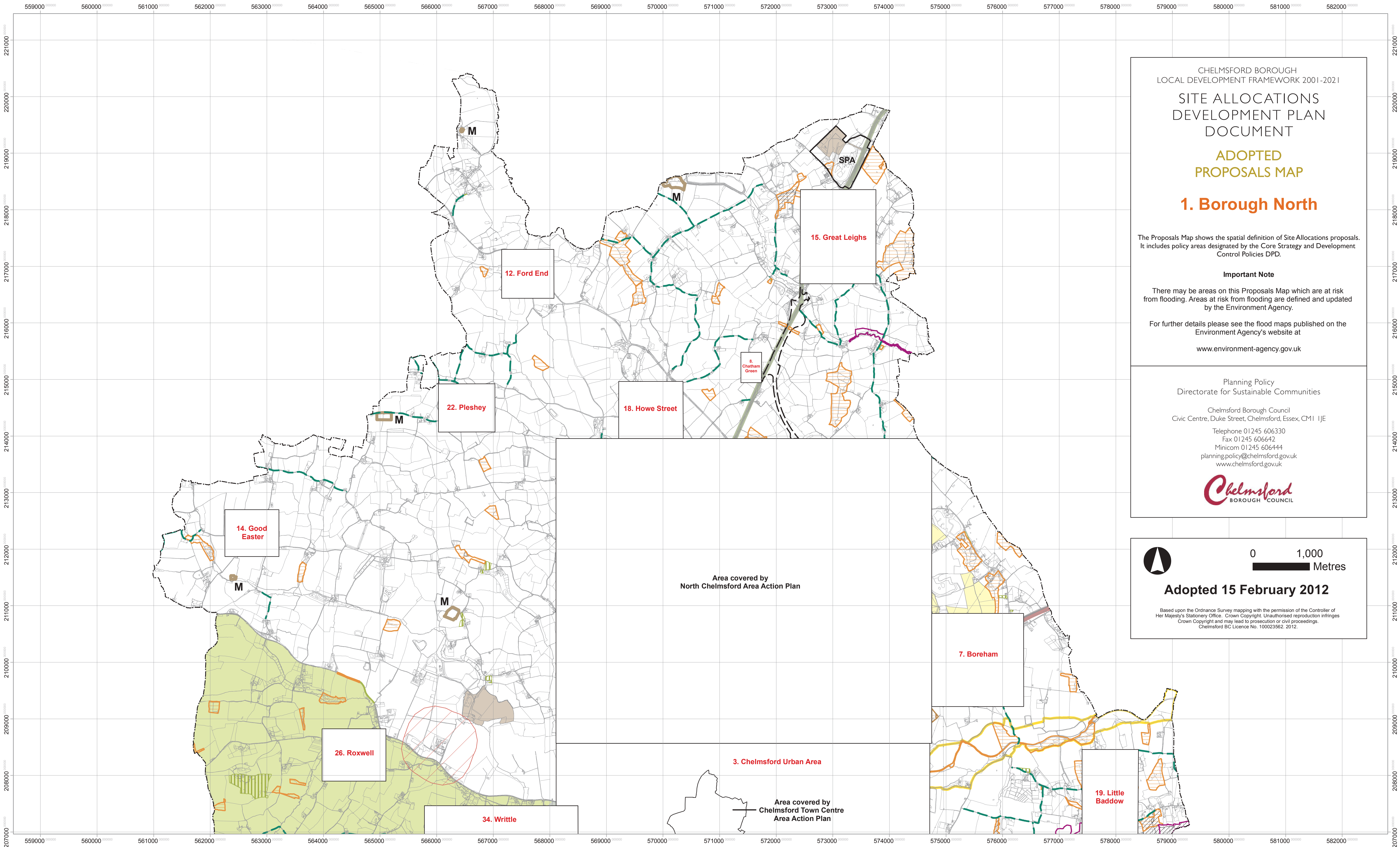
6.1 The Proposals Map and Legend can be found in the pocket at the end of this document.

SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

LEGEND FOR ADOPTED PROPOSALS MAP

The Proposals Map shows the spatial definition of Site Allocations. It includes policy areas designated by the Core Strategy and Development Control Policies DPD.

	Chelmsford Borough Boundary		Open Space
	Inset Area		Employment Area
	Urban Area Boundary		Existing School, Further / Higher Education Establishment
	Defined Settlement Boundary		Special Policy Area
	Housing Proposal Site		Proposed Chelmer Road Viaduct Replacement
	Specialist Residential Accommodation		Proposed Cycle Route
	Affordable Housing Site		Park and Ride
	Metropolitan Green Belt		Park and Ride Area of Search
	Special Area of Conservation (SAC)		Safeguarded Corridor for Proposed Strategic Non Trunk Route
	Special Protection Area and Ramsar Site		Strategic Trunk Route
	Site of Special Scientific Interest (SSSI)		Strategic Non Trunk Route
	Scheduled Ancient Monument		Regional Route
	Registered Park and Garden of Special Historic Interest		Principal Neighbourhood Centre
	Local Nature Reserve (LNR)		Retail Frontage of Principal and Local Neighbourhood Centres
	Coastal Protection Belt		South Woodham Ferrers Town Centre
	Essex Wildlife Trust Nature Reserve		South Woodham Ferrers Primary Frontage
	Conservation Area		South Woodham Ferrers Secondary Frontage
	Country Park		Hazardous Substance Site Safeguarding Zone
	Land allocated for Future Recreation Use		Flood Alleviation Scheme
	Green Wedge		Air Quality Management Area
	Protected Lane		Bulls Lodge Quarry and Area for Arigriculture, Recreation and Visitor Attraction after Extraction
	Wildlife Site (LoWS)		Waste and Minerals Site



CHELMSFORD BOROUGH
LOCAL DEVELOPMENT FRAMEWORK 2001-2021

SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

ADOPTED PROPOSALS MAP

1. Borough North

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Important Note

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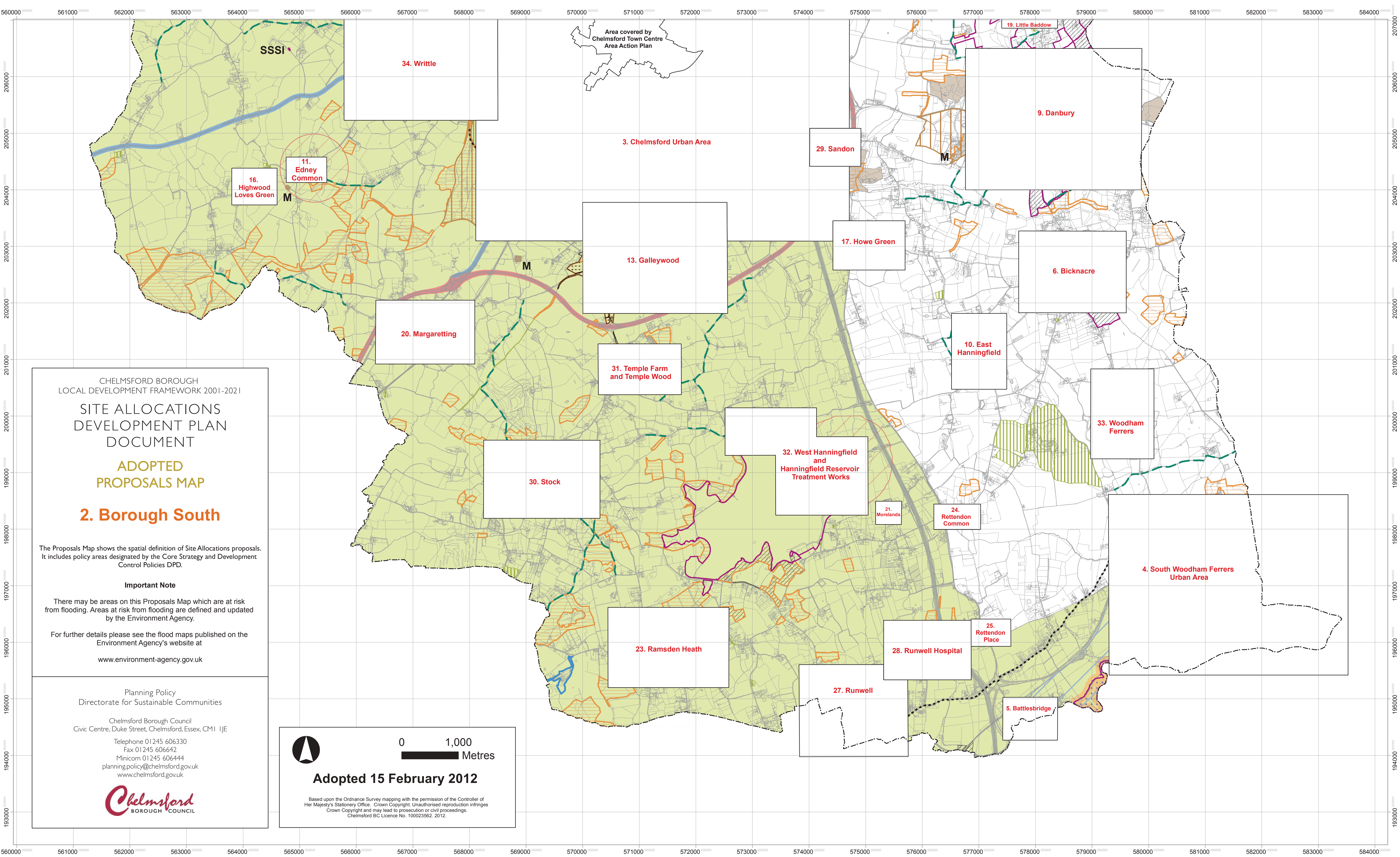
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2. Borough South

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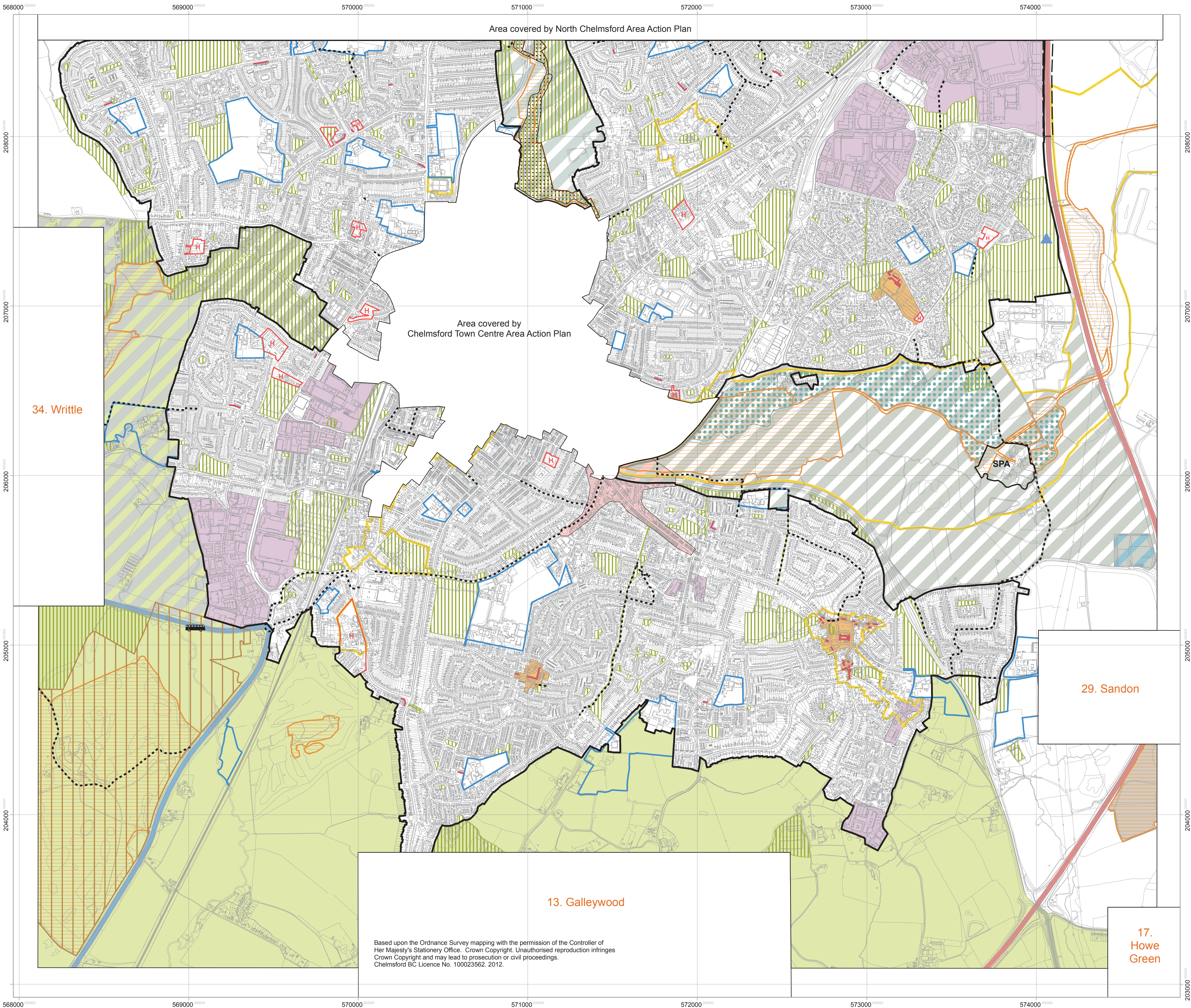
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3. Chelmsford
Urban Area

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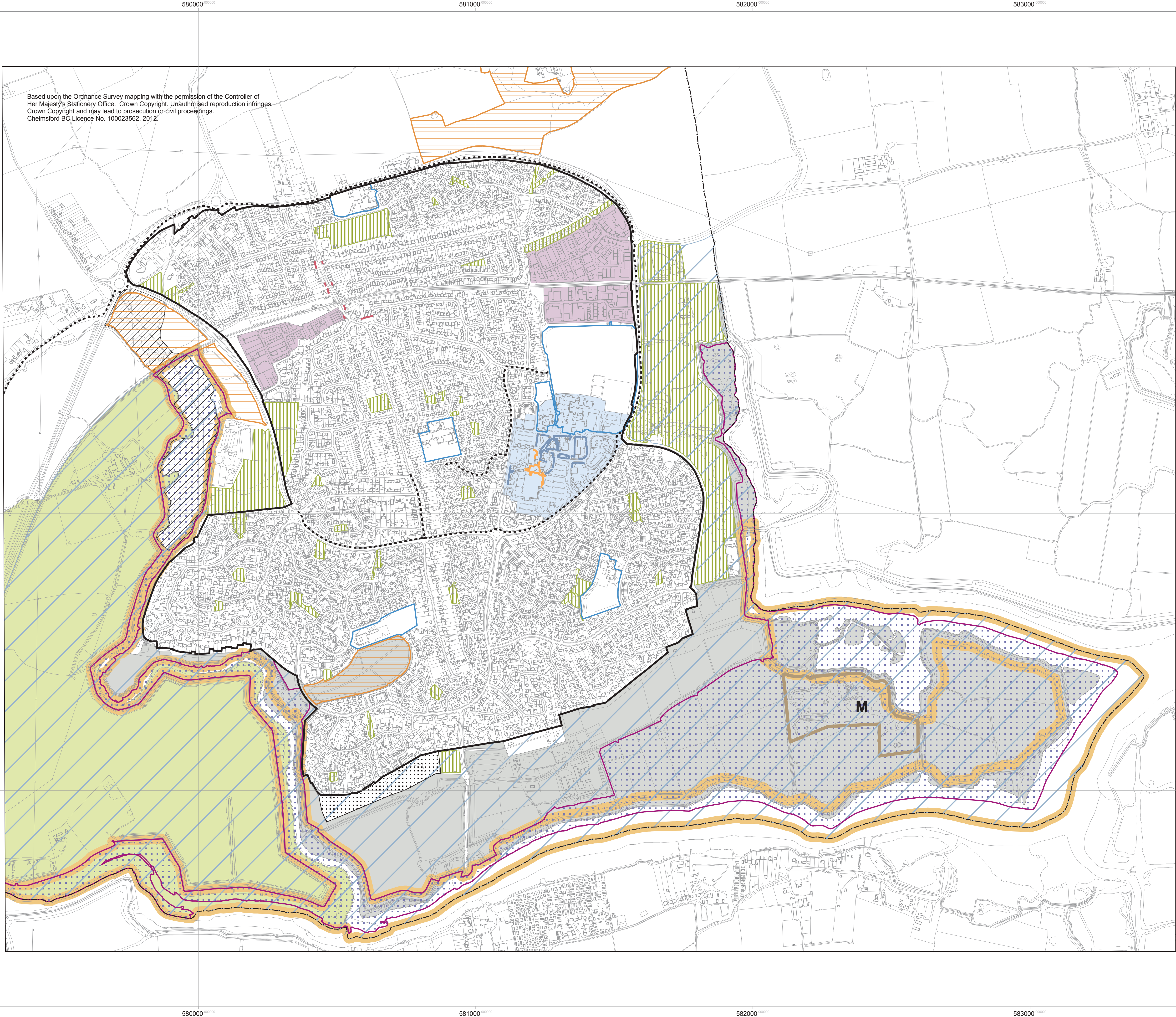
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4. South Woodham
Ferrers Urban Area

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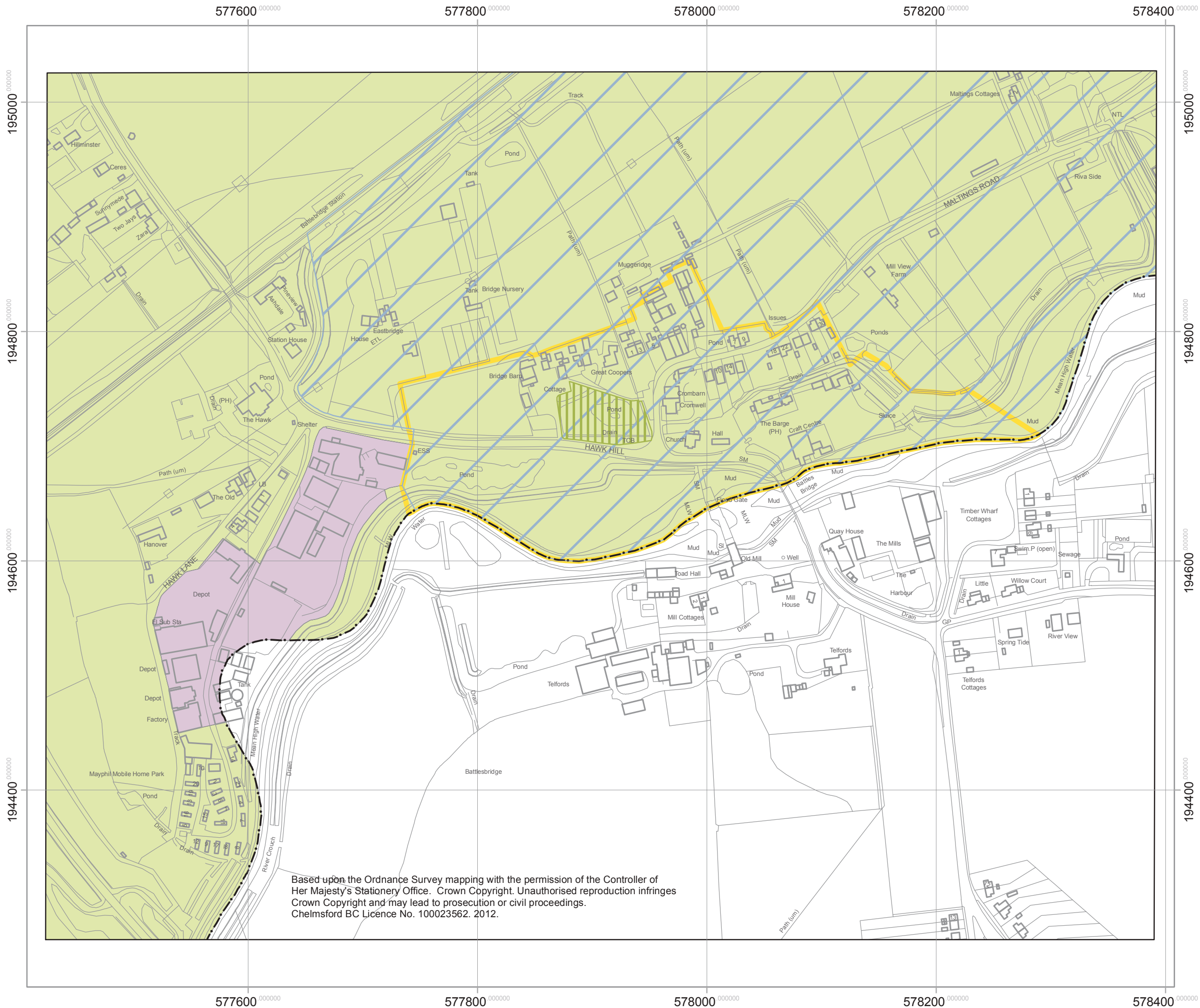
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5. Battlesbridge

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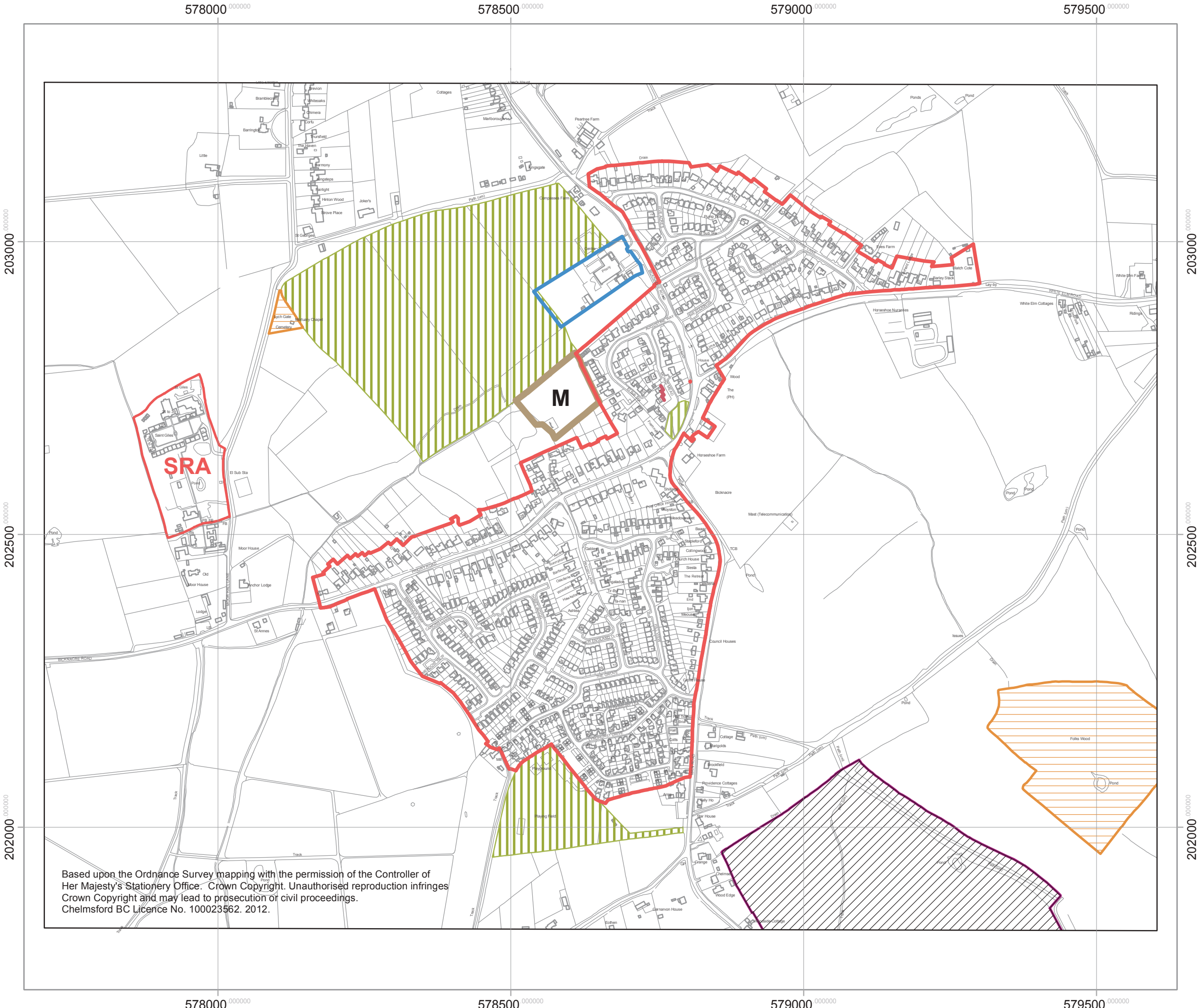
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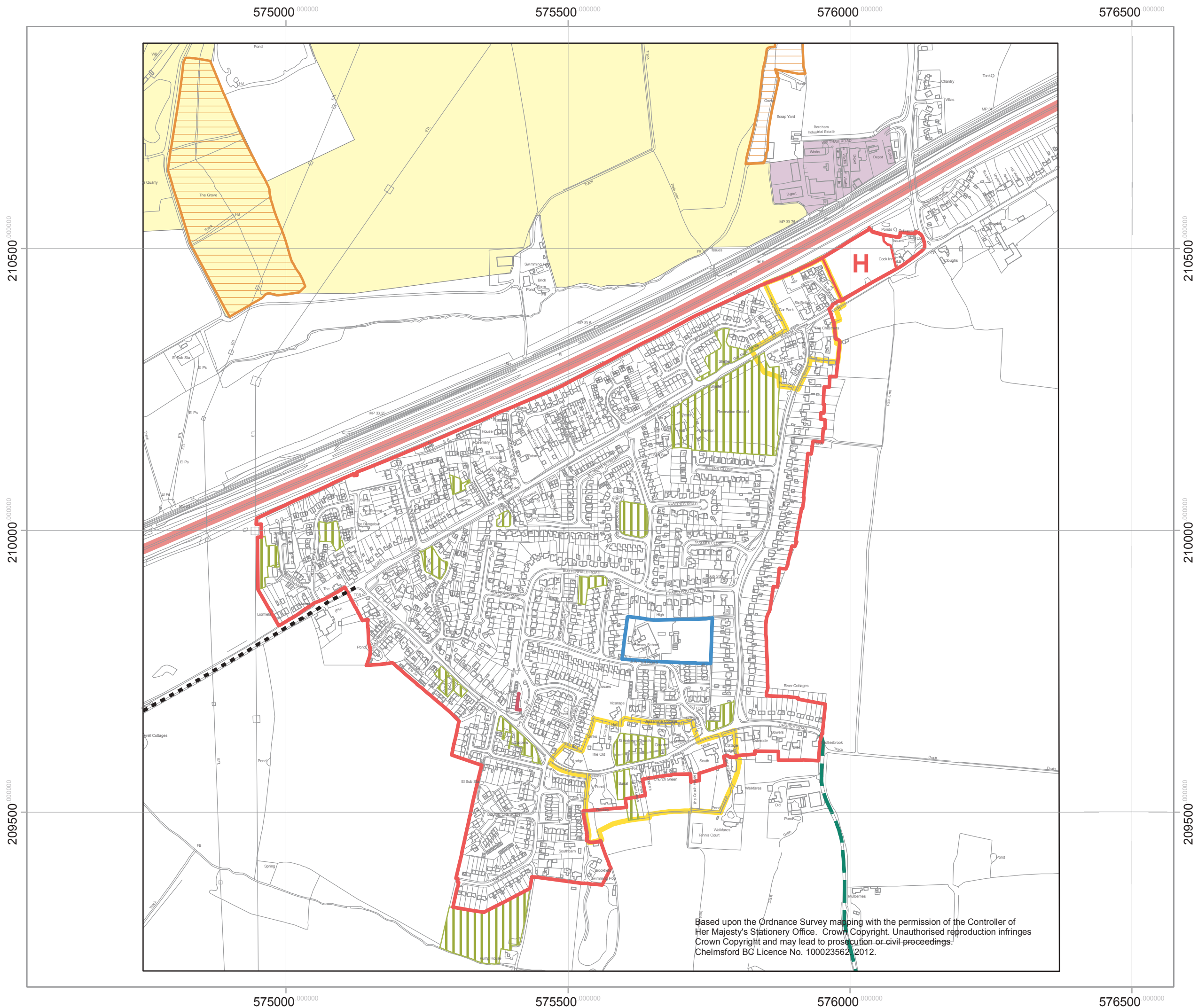
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7. Boreham

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8. Chatham Green

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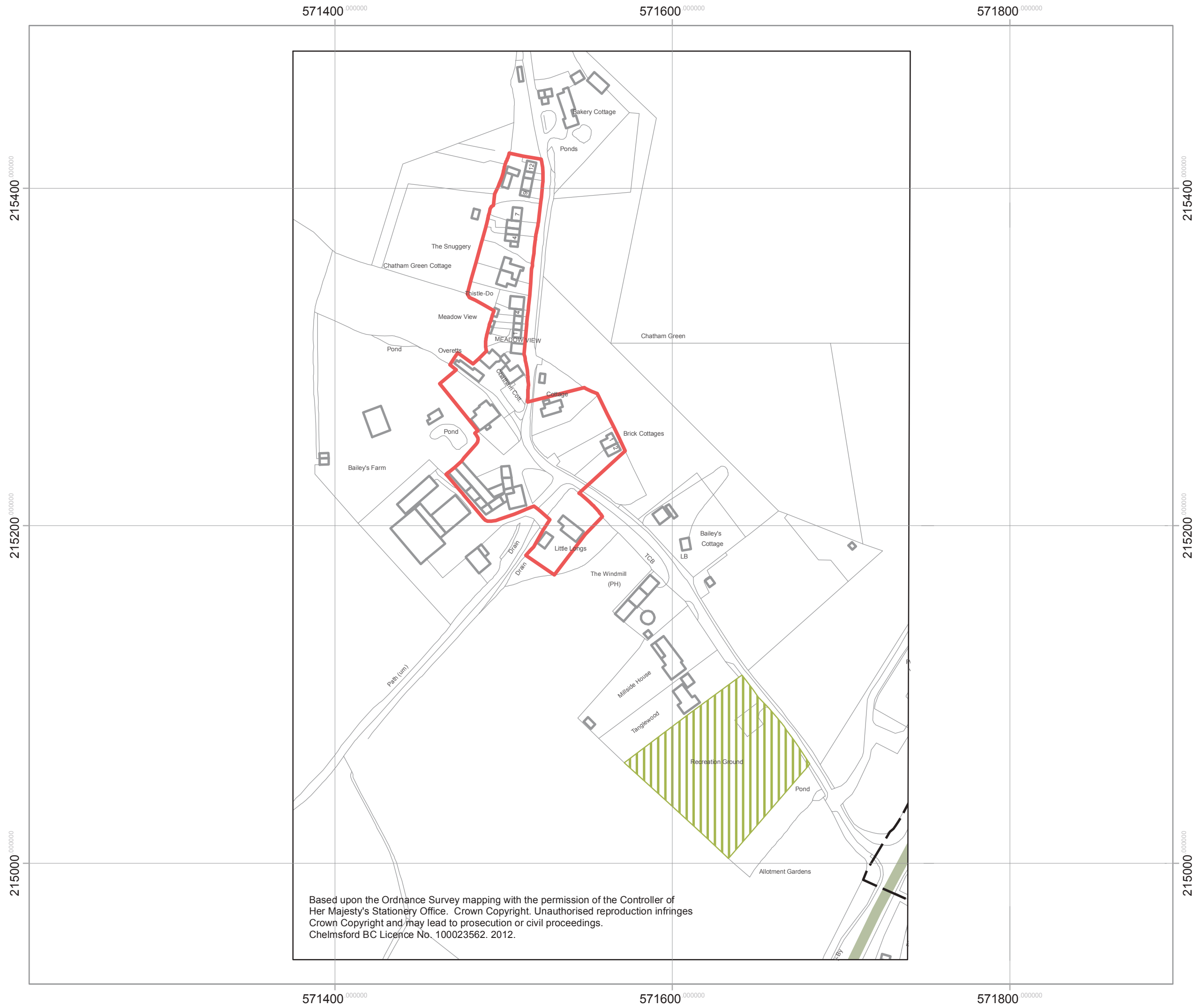
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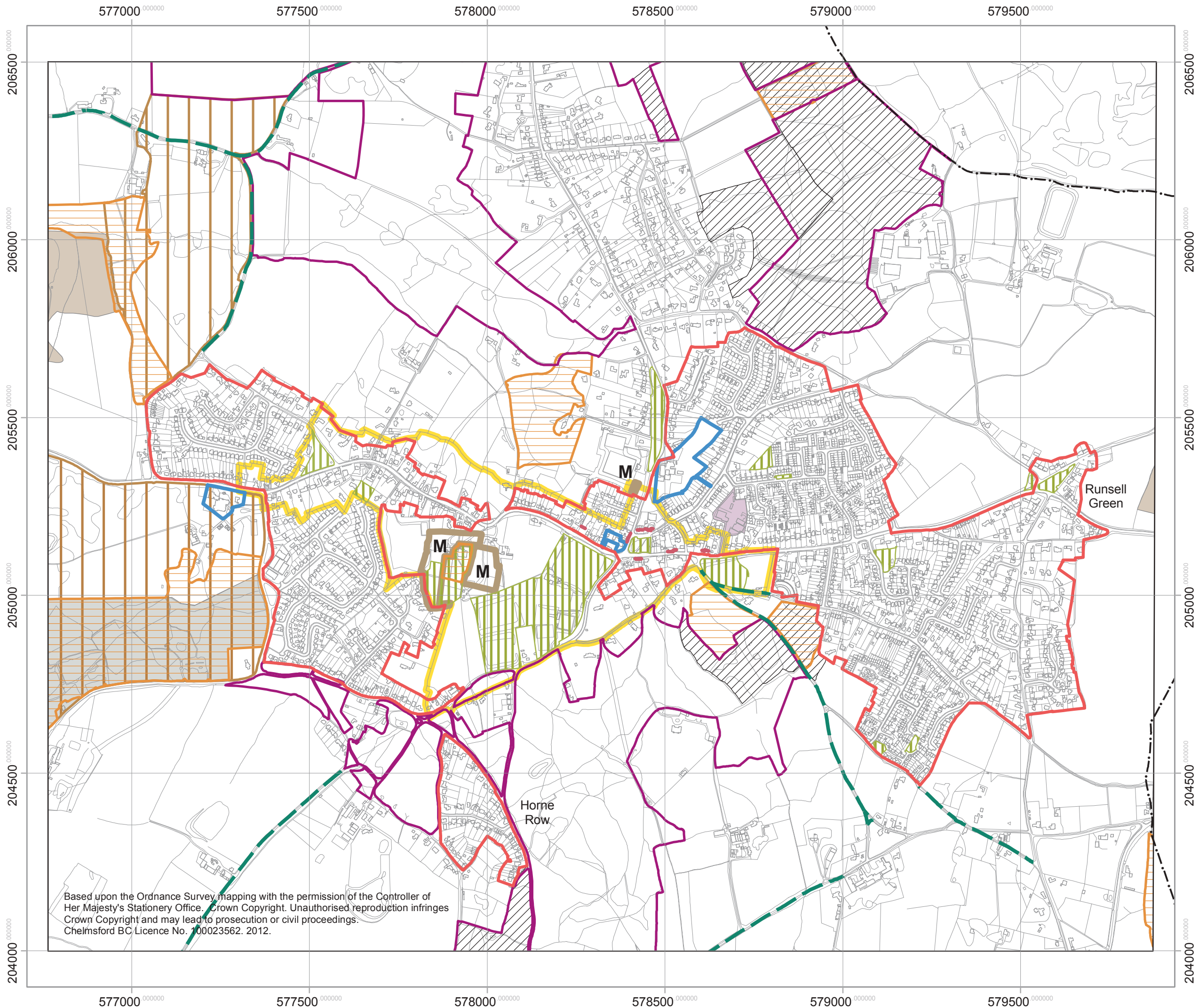
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9. Danbury

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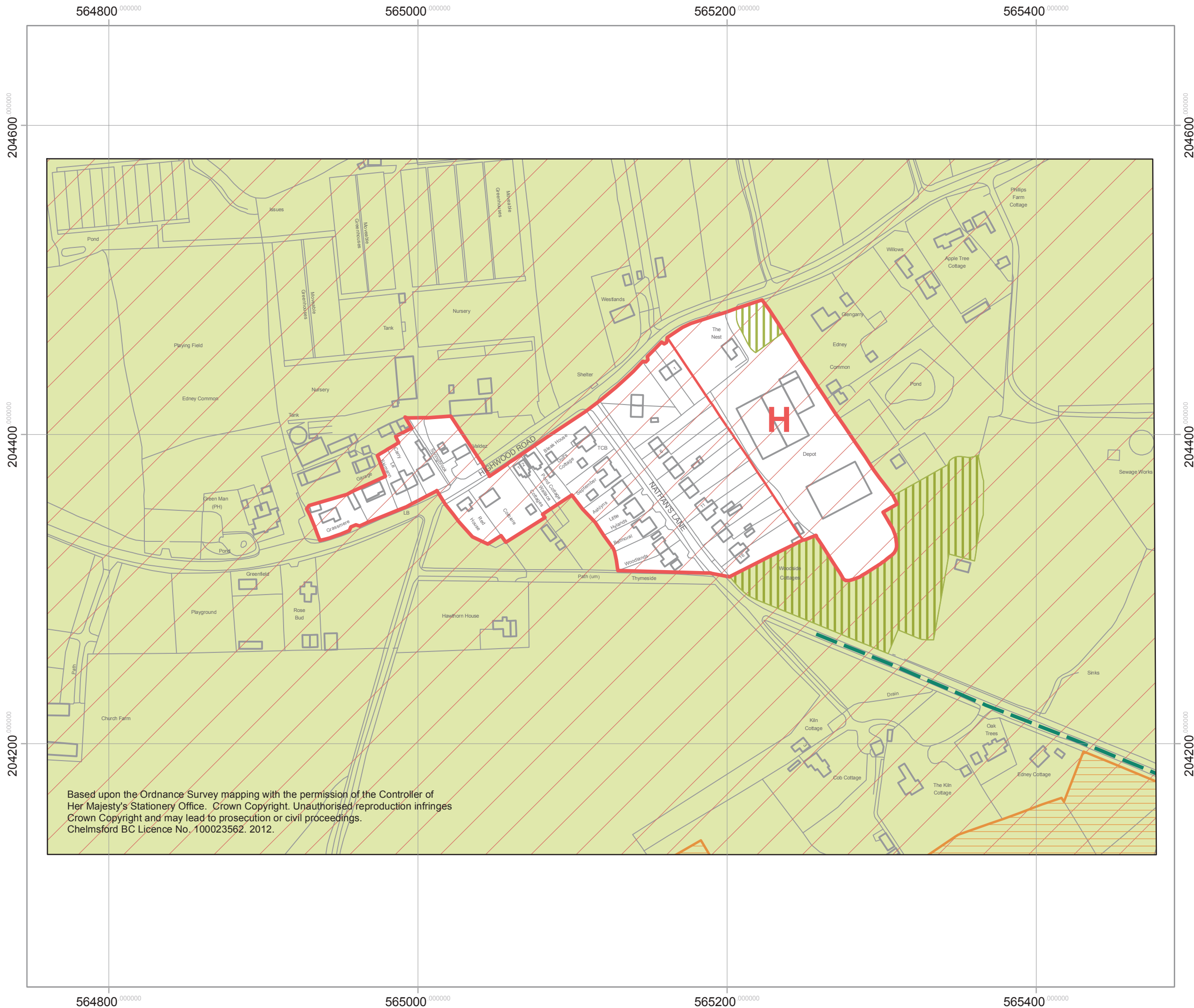
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11. Edney Common

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12. Ford End

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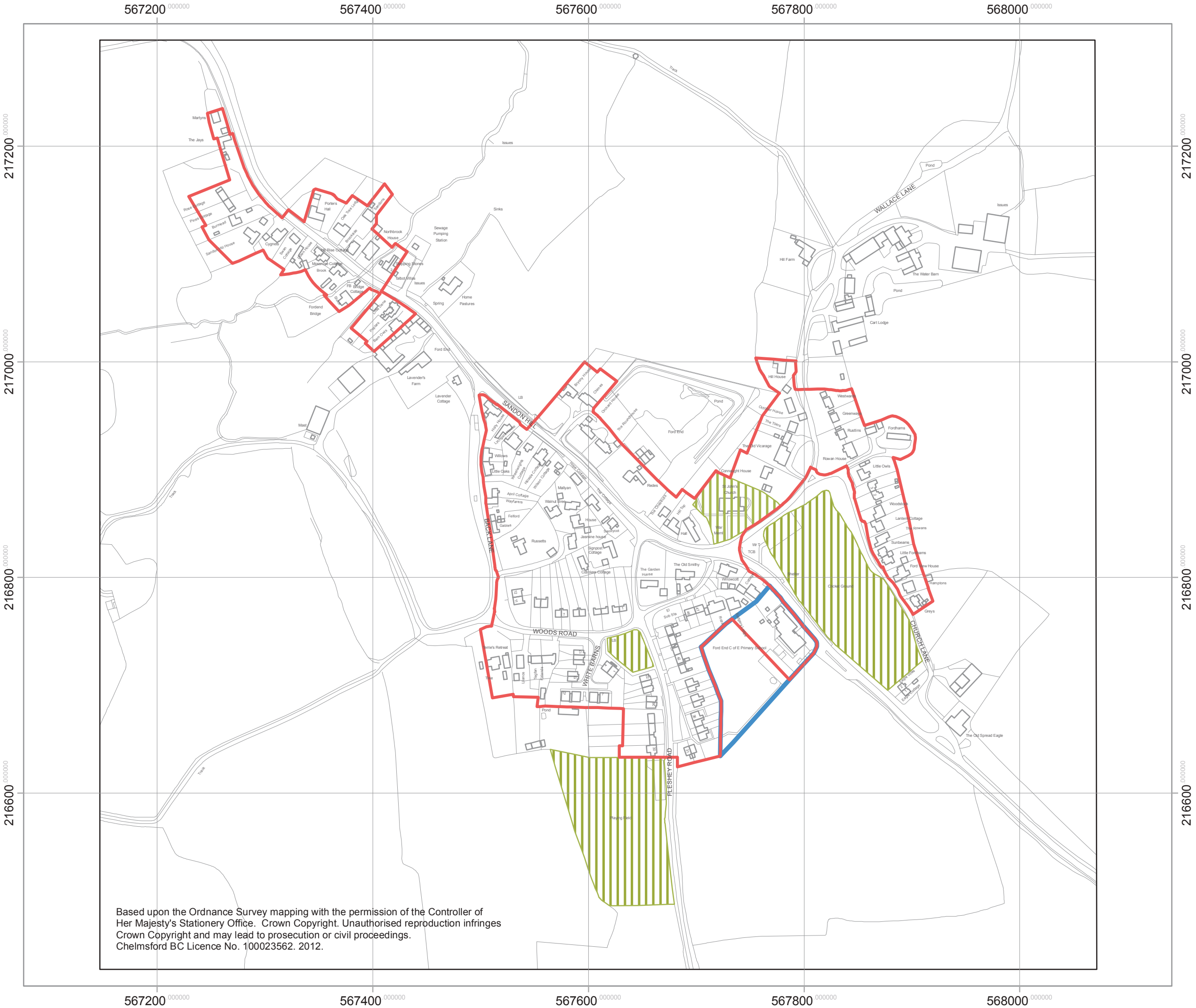
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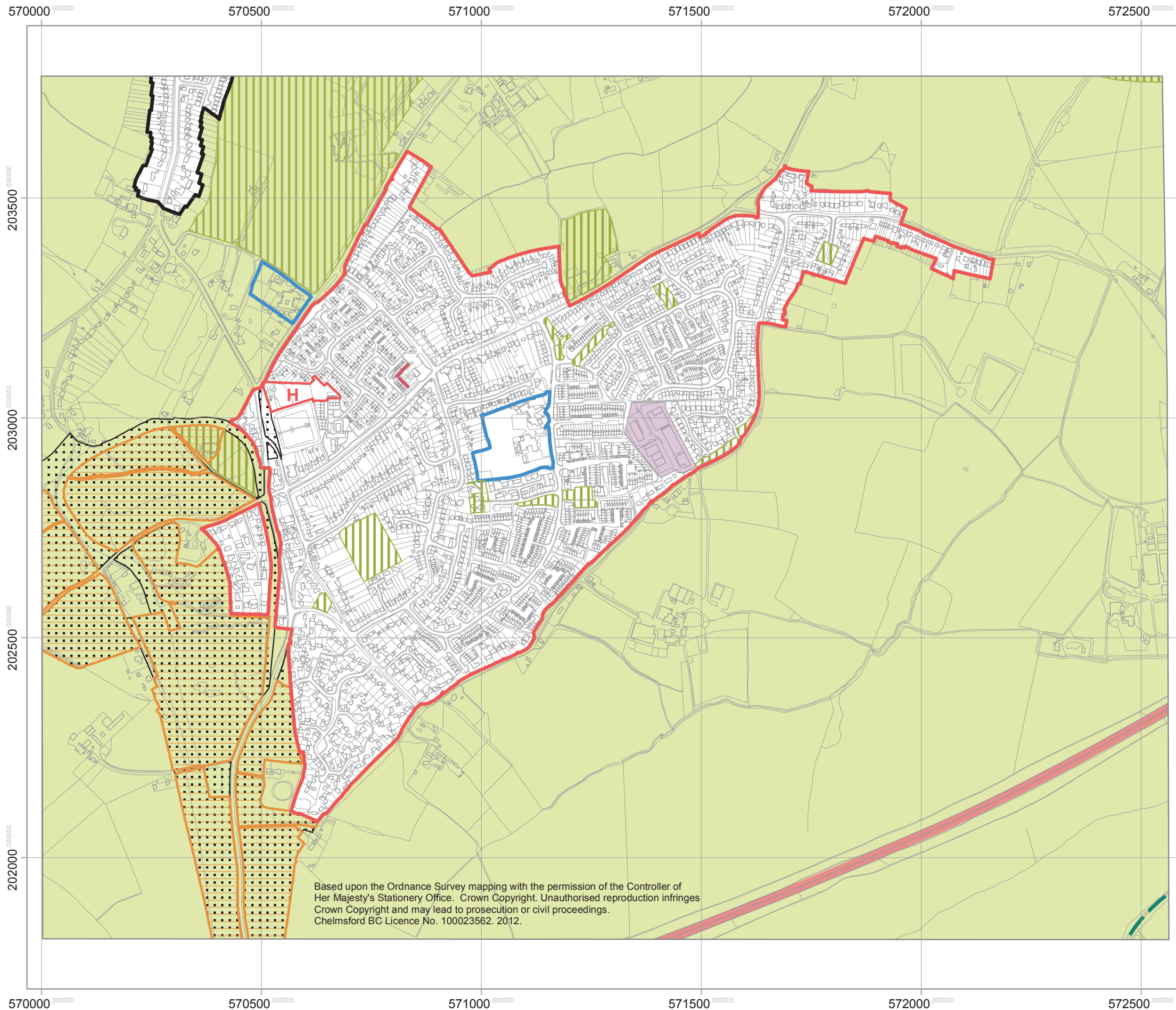
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13. Galleywood

The Proposals Map shows the spatial definition of Site Allocations proposals. It includes policy areas designated by the Core Strategy and Development Control Policies DPD.

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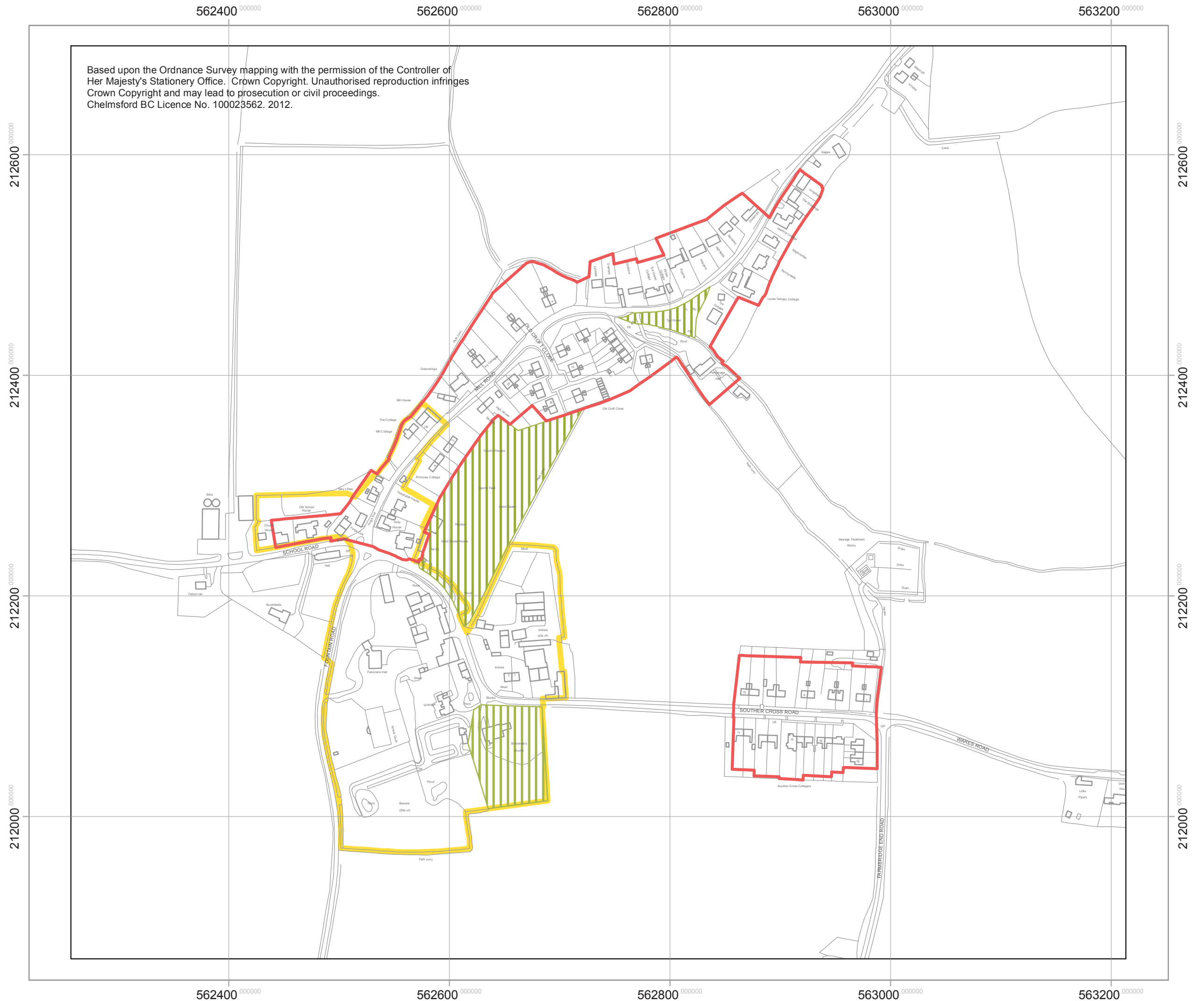
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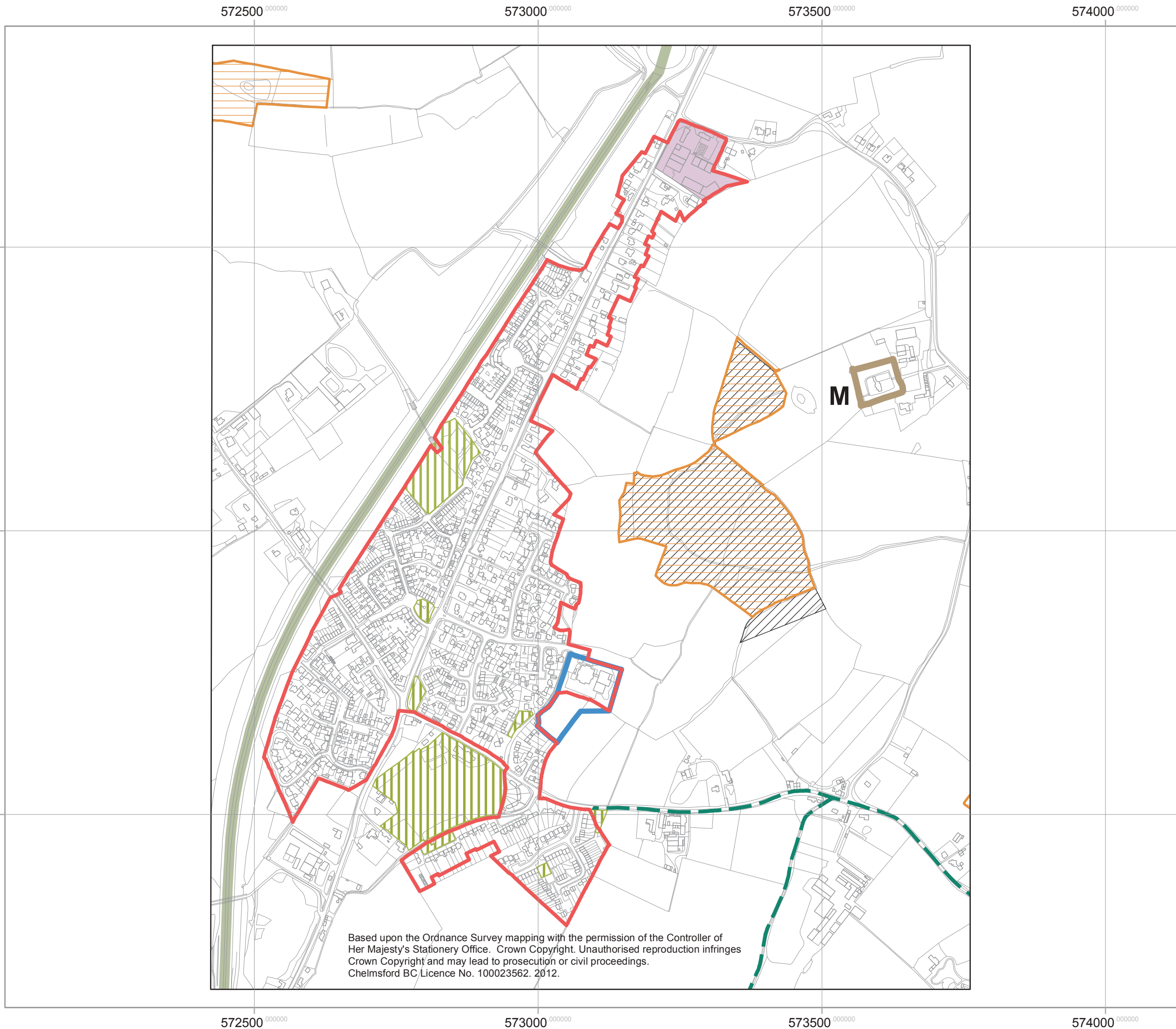
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**ADOPTED
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15. Great Leighs

The Proposals Map shows the spatial definition of Site Allocations proposals. It includes policy areas designated by the Core Strategy and Development Control Policies DPD.

Important Note

There may be areas on this Proposals Map which are at risk from flooding. Areas at 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

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16. Highwood
(Loves Green)

The Proposals Map shows the spatial definition of Site Allocations proposals. It includes policy areas designated by the Core Strategy and Development Control Policies DPD.

Important Note

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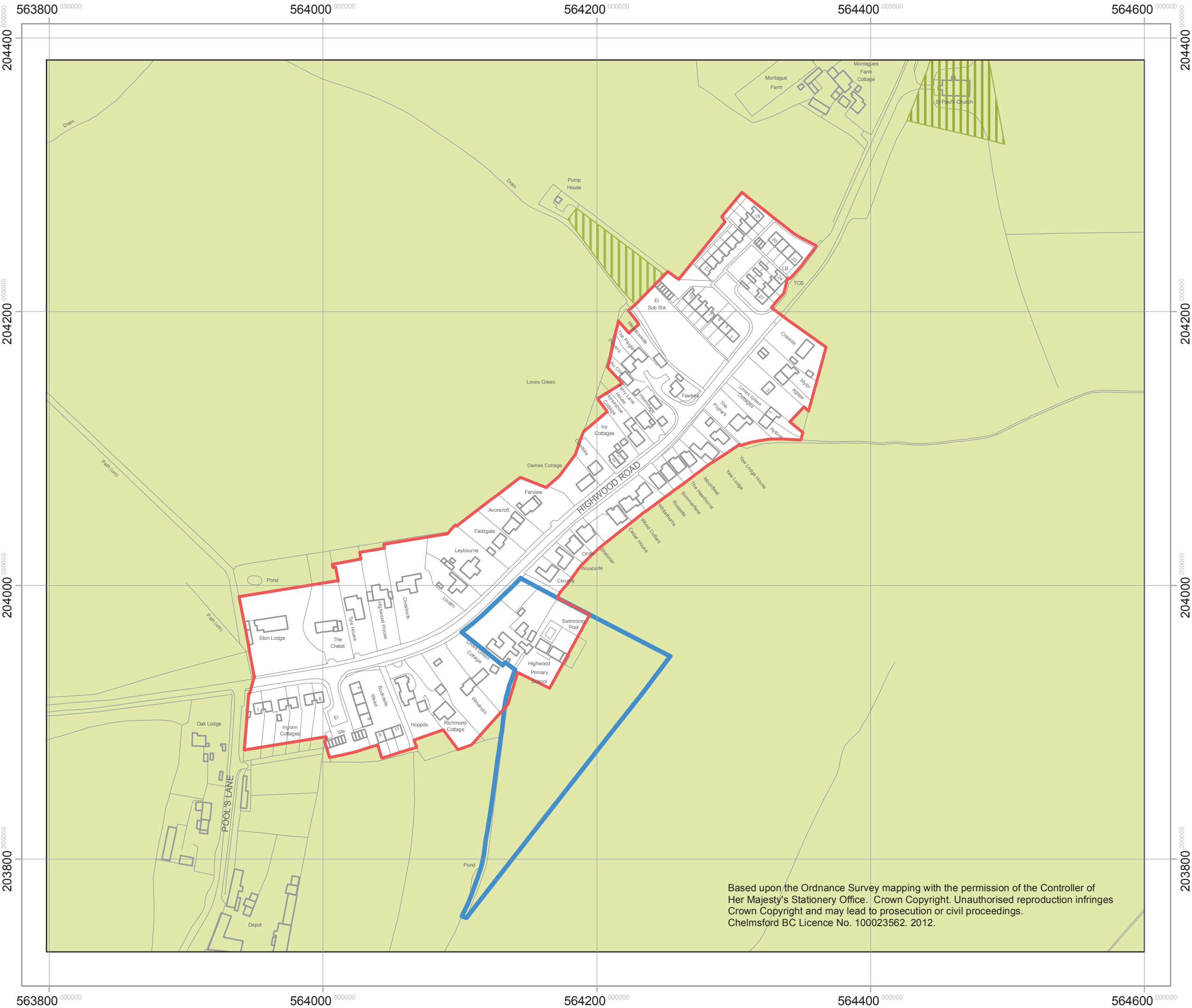
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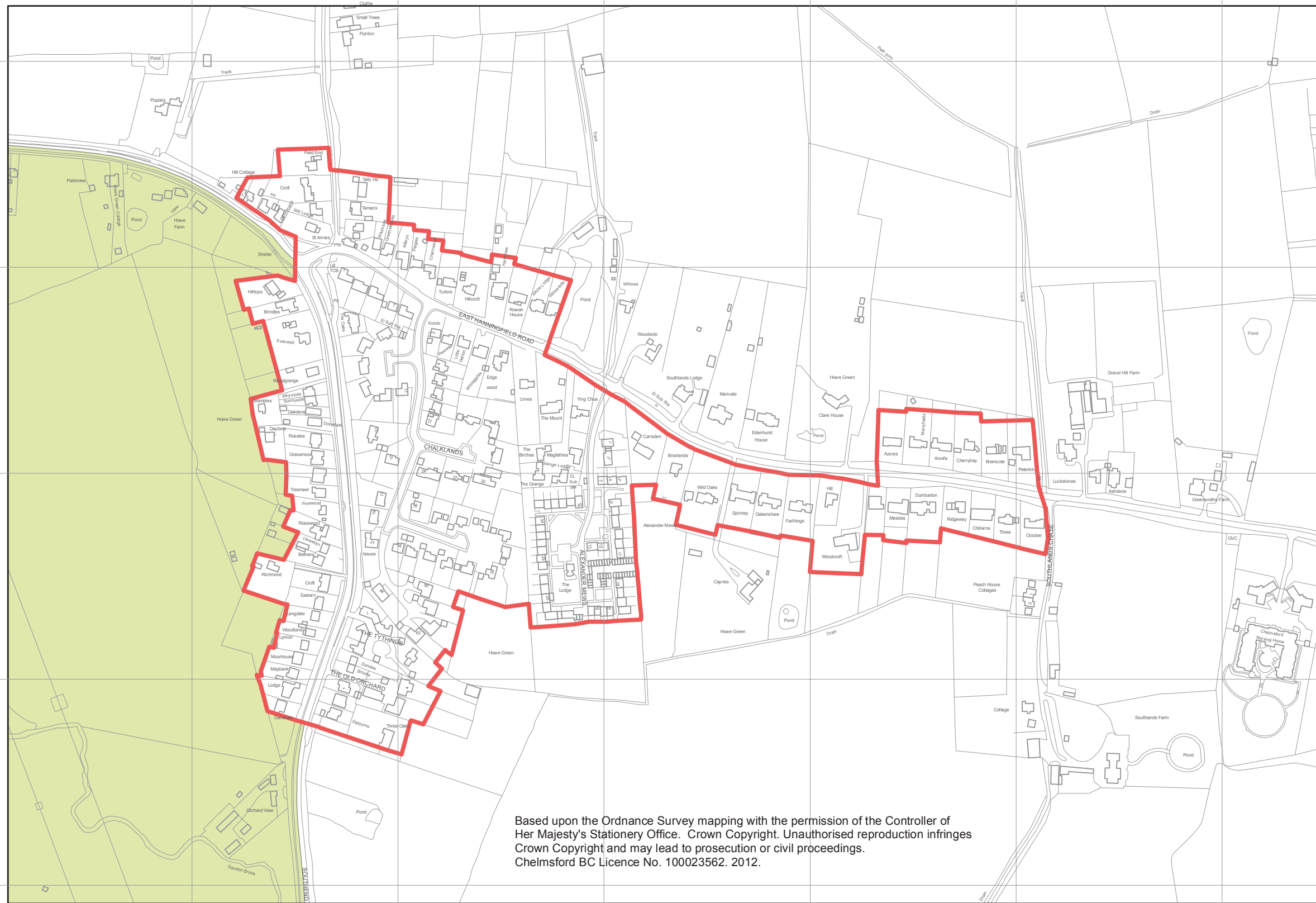
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17. Howe Green

The Proposals Map shows the spatial definition of Site Allocations proposals. It includes policy areas designated by the Core Strategy and Development Control Policies DPD.

Important Note

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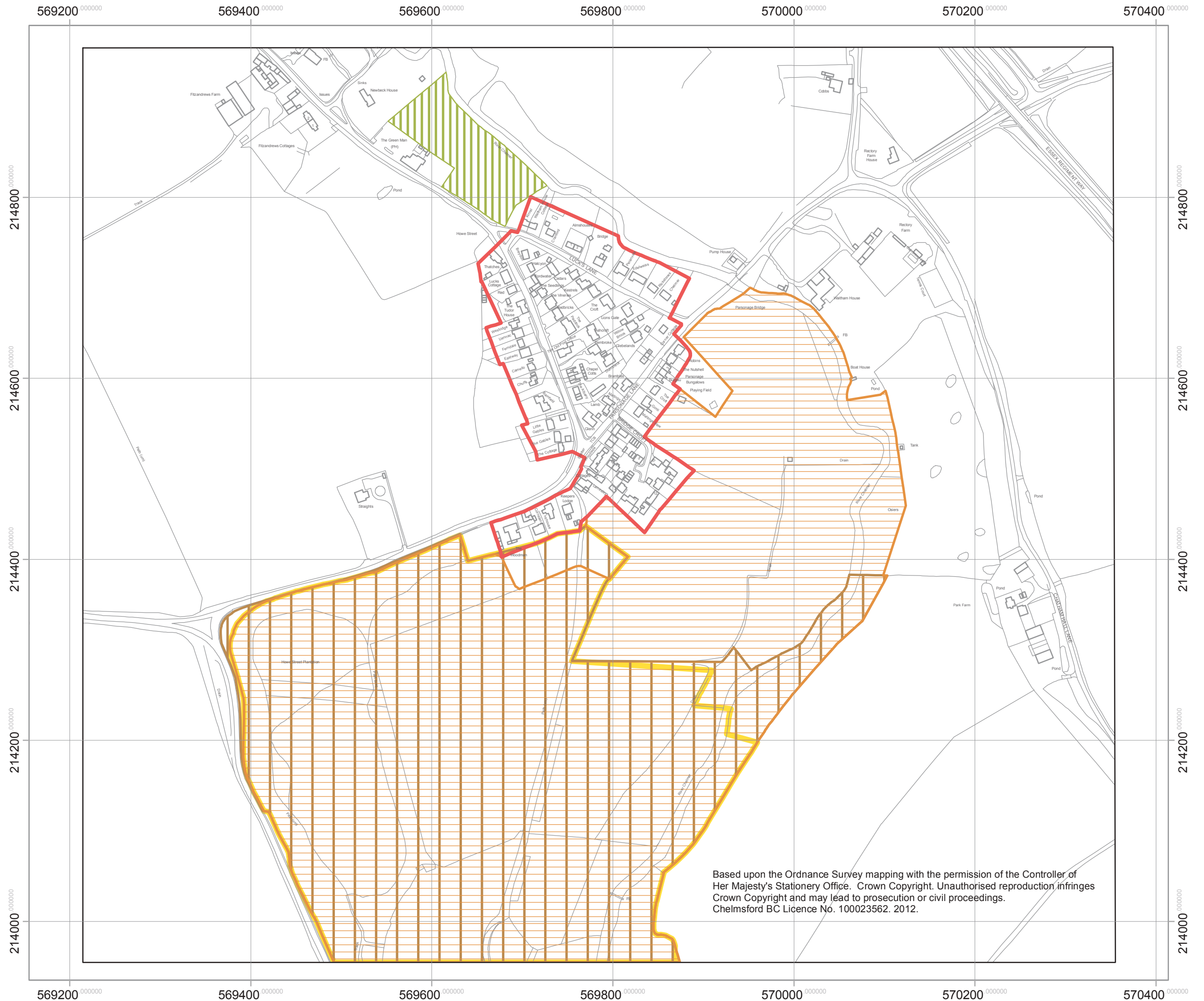
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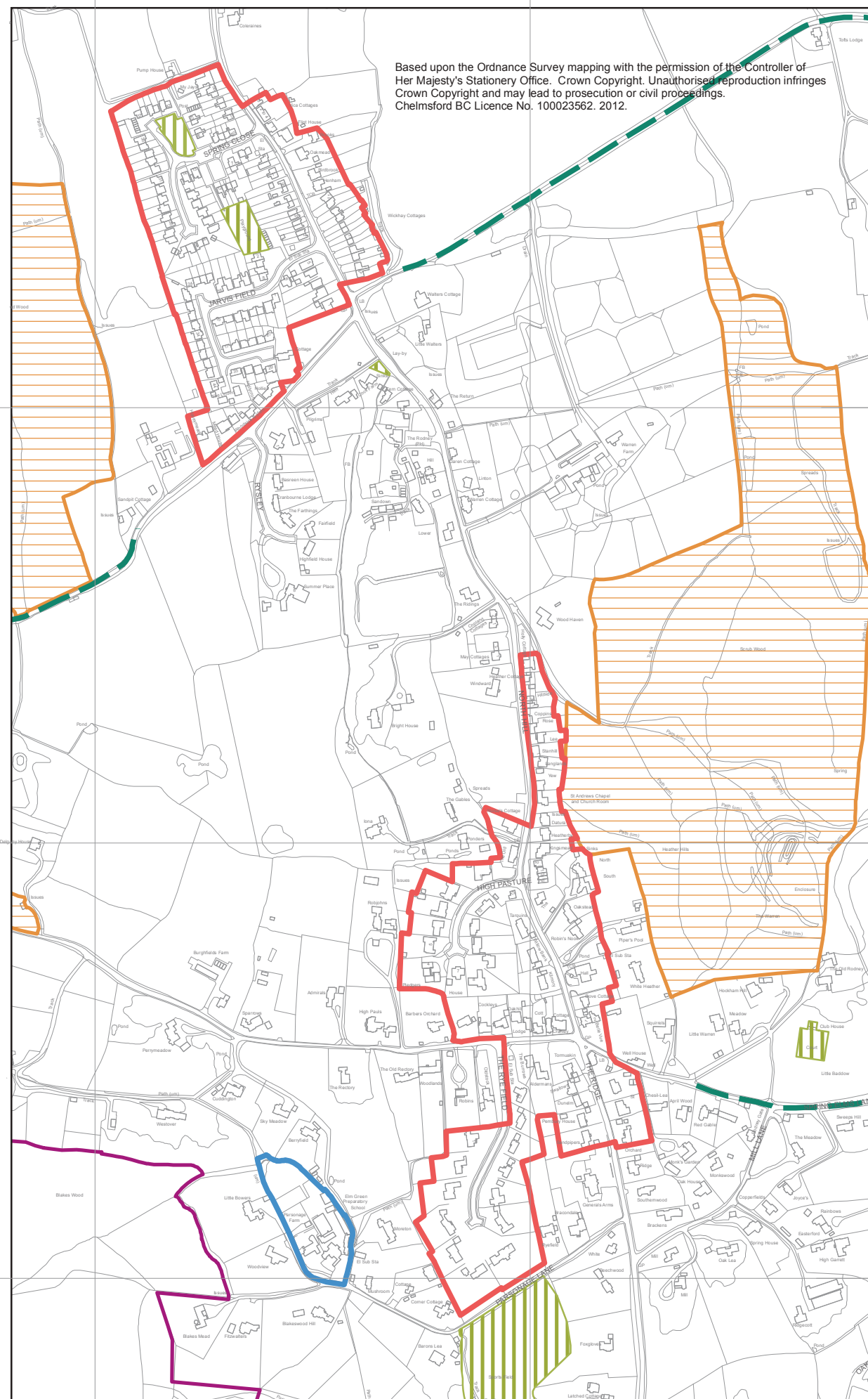


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**ADOPTED
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19. Little Baddow

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Important Note

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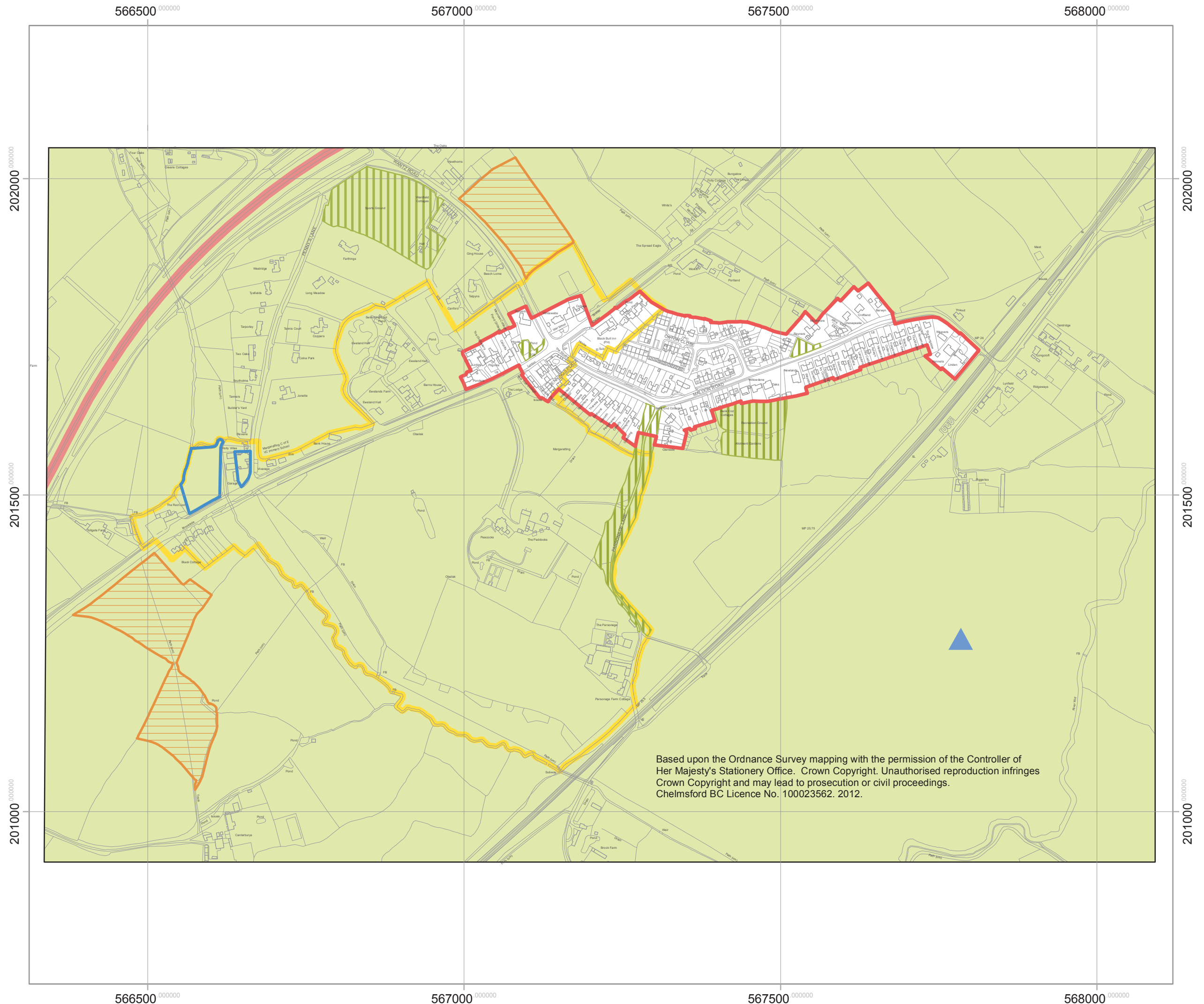
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21. Morelands

The Proposals Map shows the spatial definition of Site Allocations proposals. It includes policy areas designated by the Core Strategy and Development Control Policies DPD.

Important Note

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22. Pleshey

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Important Note

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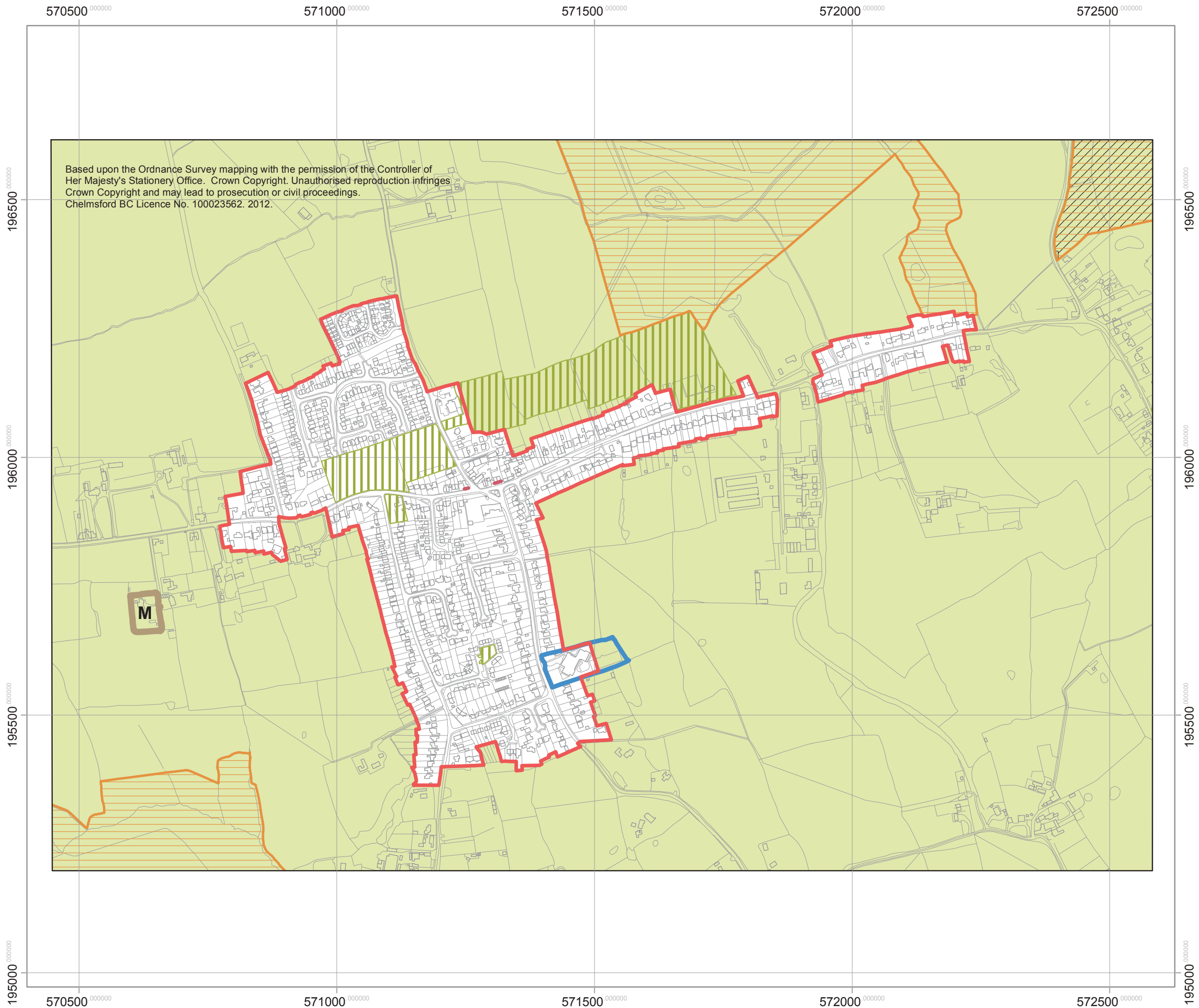
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23. Ramsden Heath

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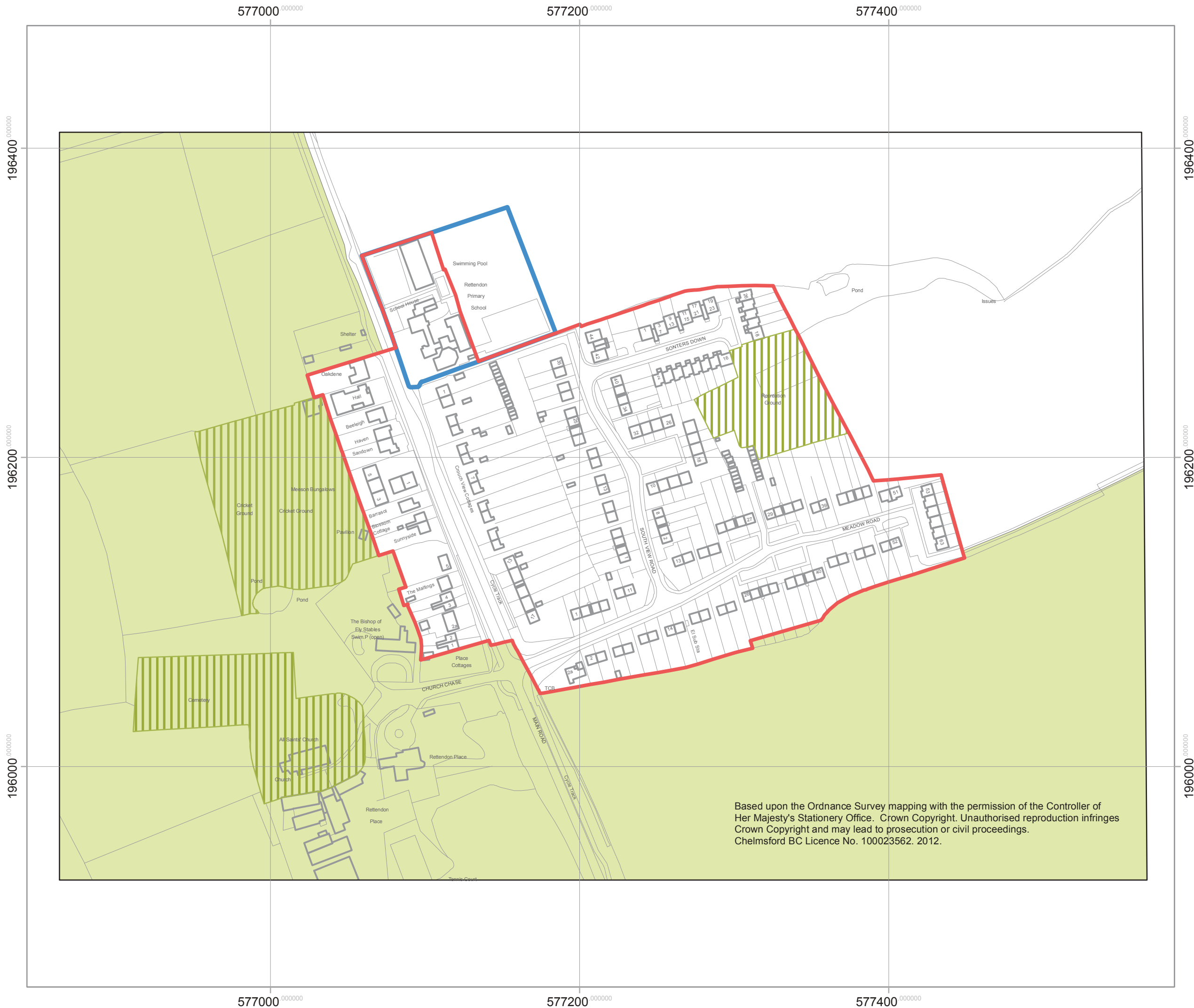
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25. Rettendon Place

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Important Note

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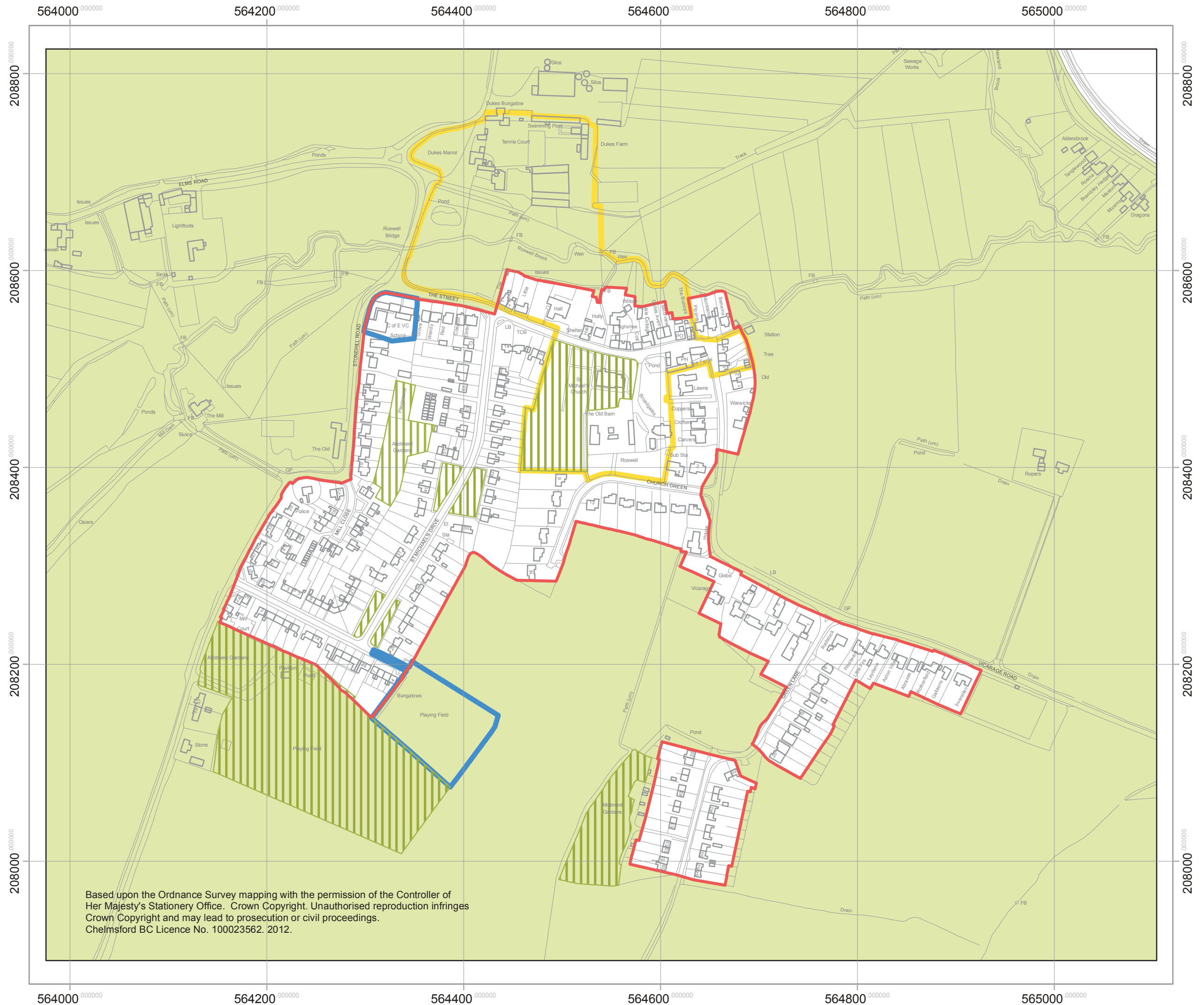
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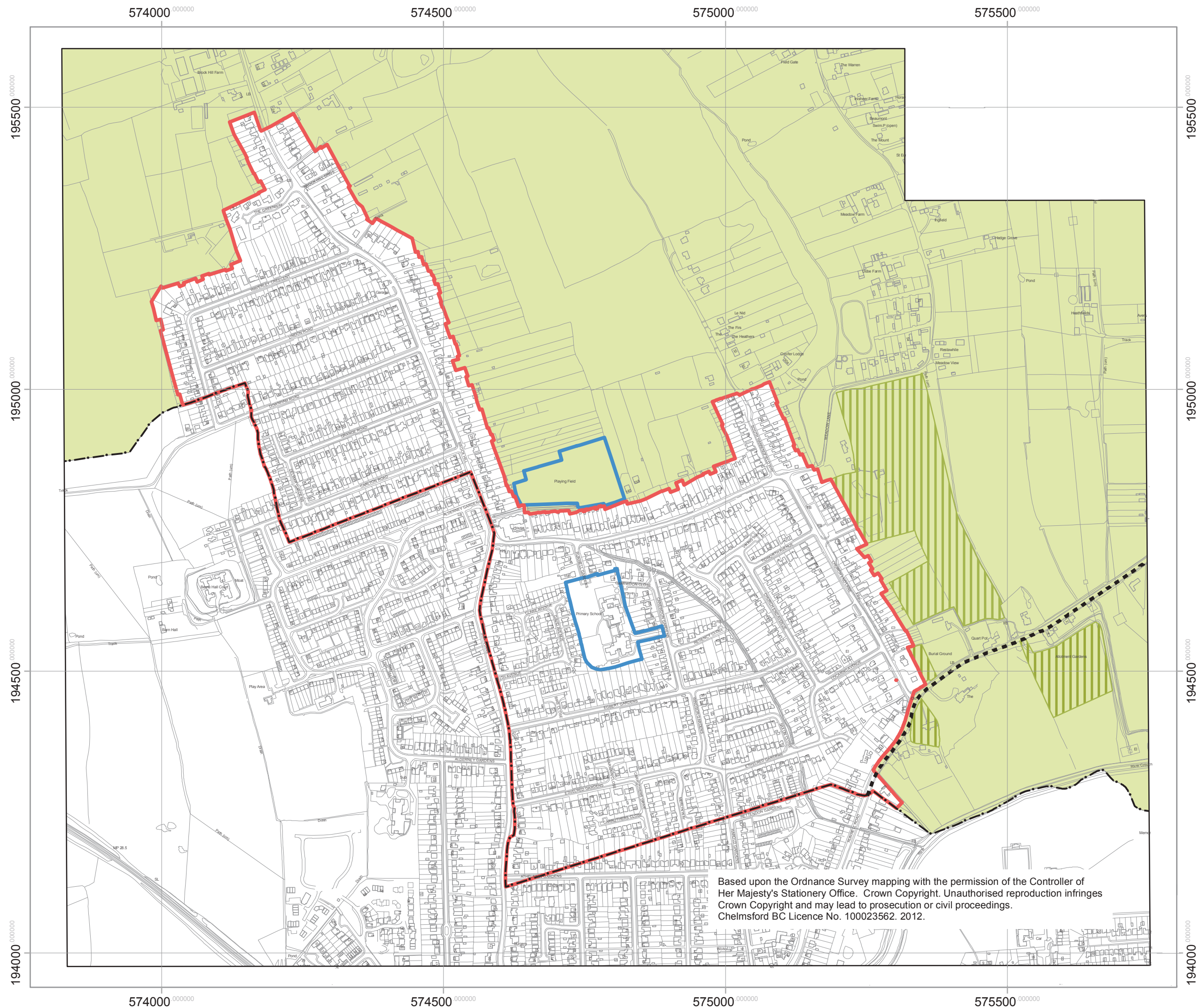
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27. Runwell

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28. Runwell Hospital

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Important Note

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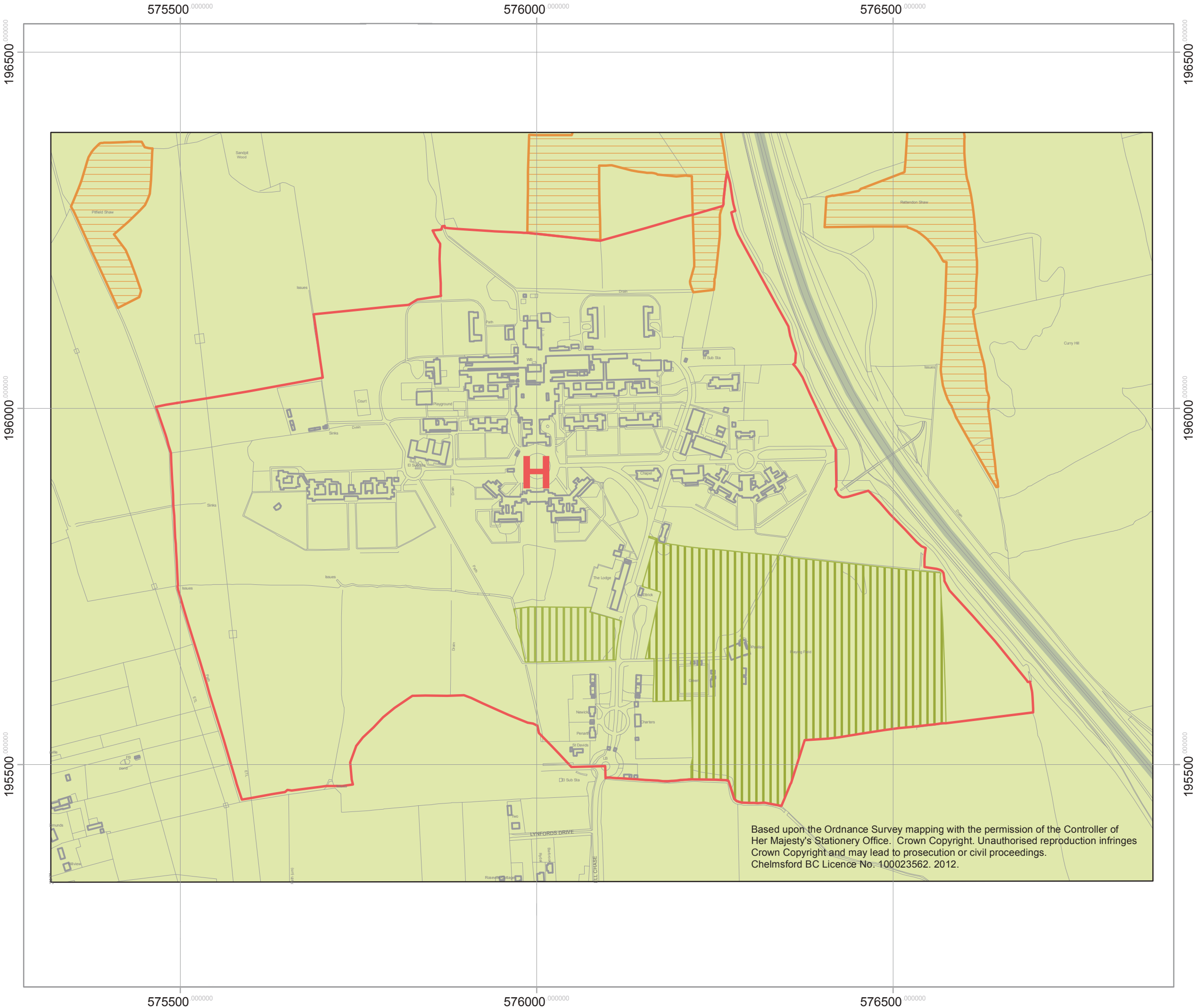
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29. Sandon

The Proposals Map shows the spatial definition of Site Allocations proposals. It includes policy areas designated by the Core Strategy and Development Control Policies DPD.

Important Note

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30. Stock

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Important Note

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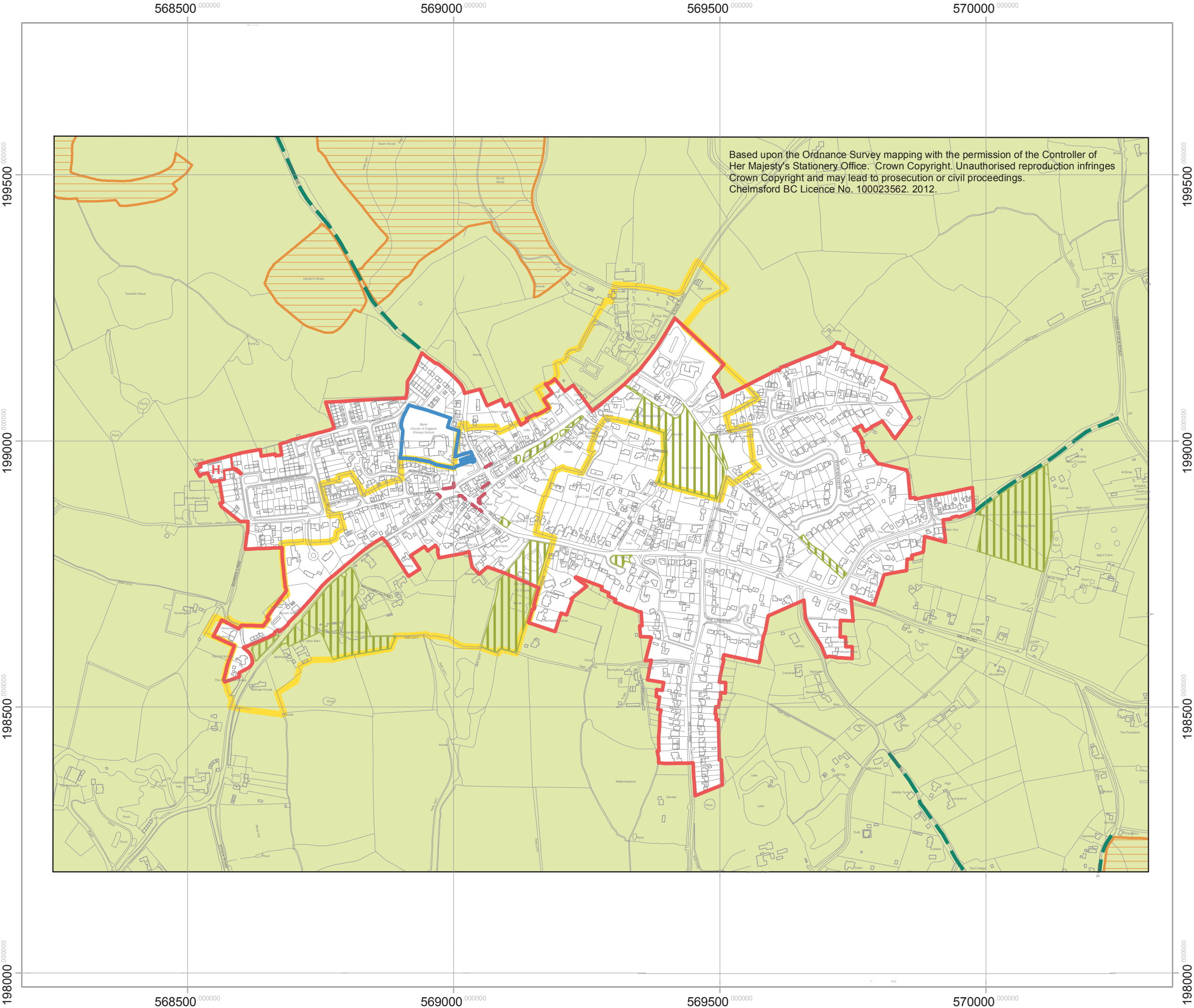
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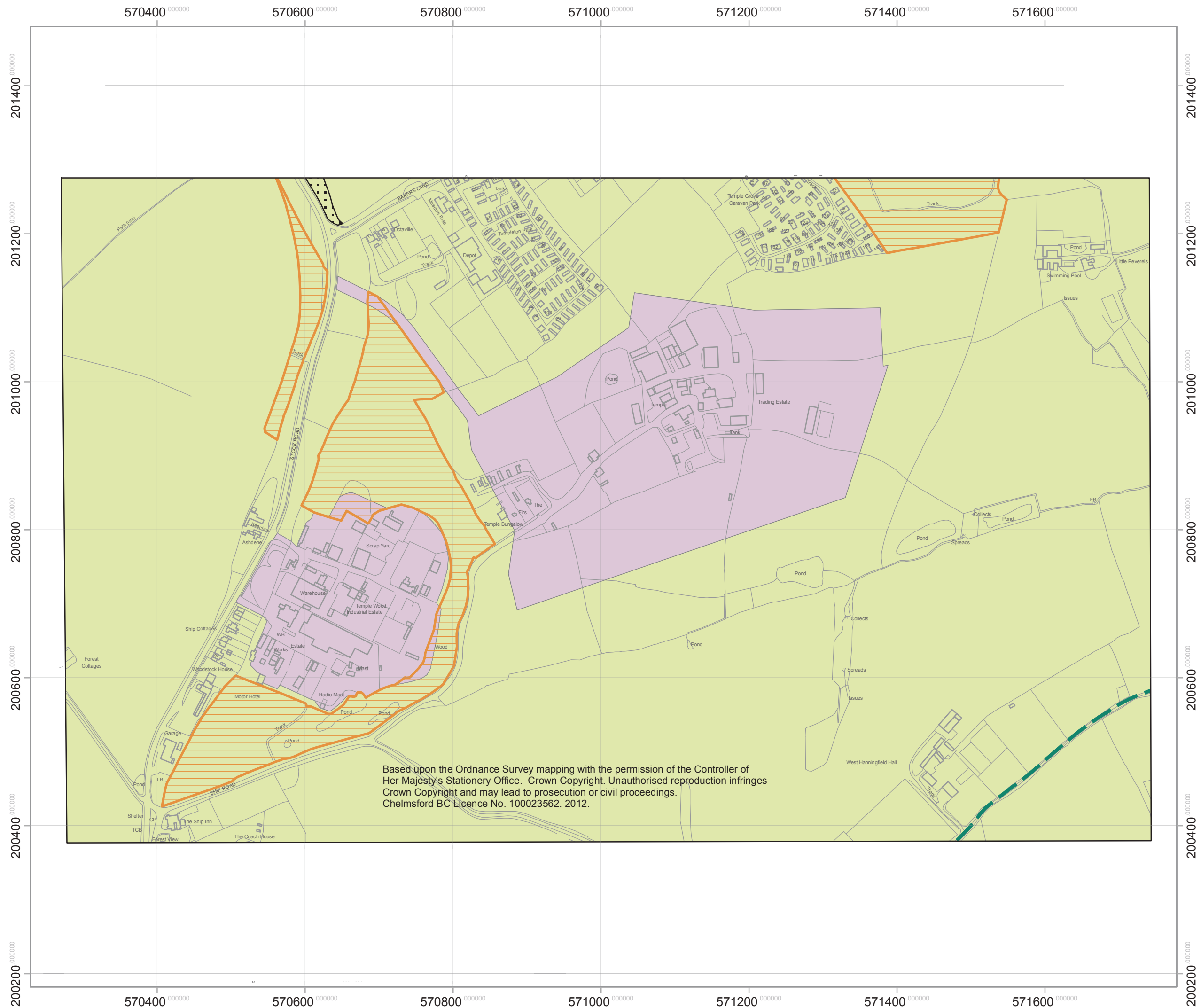
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31. Temple Farm & Temple Wood

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32. West Hanningfield &
Hanningfield Reservoir
Treatment Works

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Important Note

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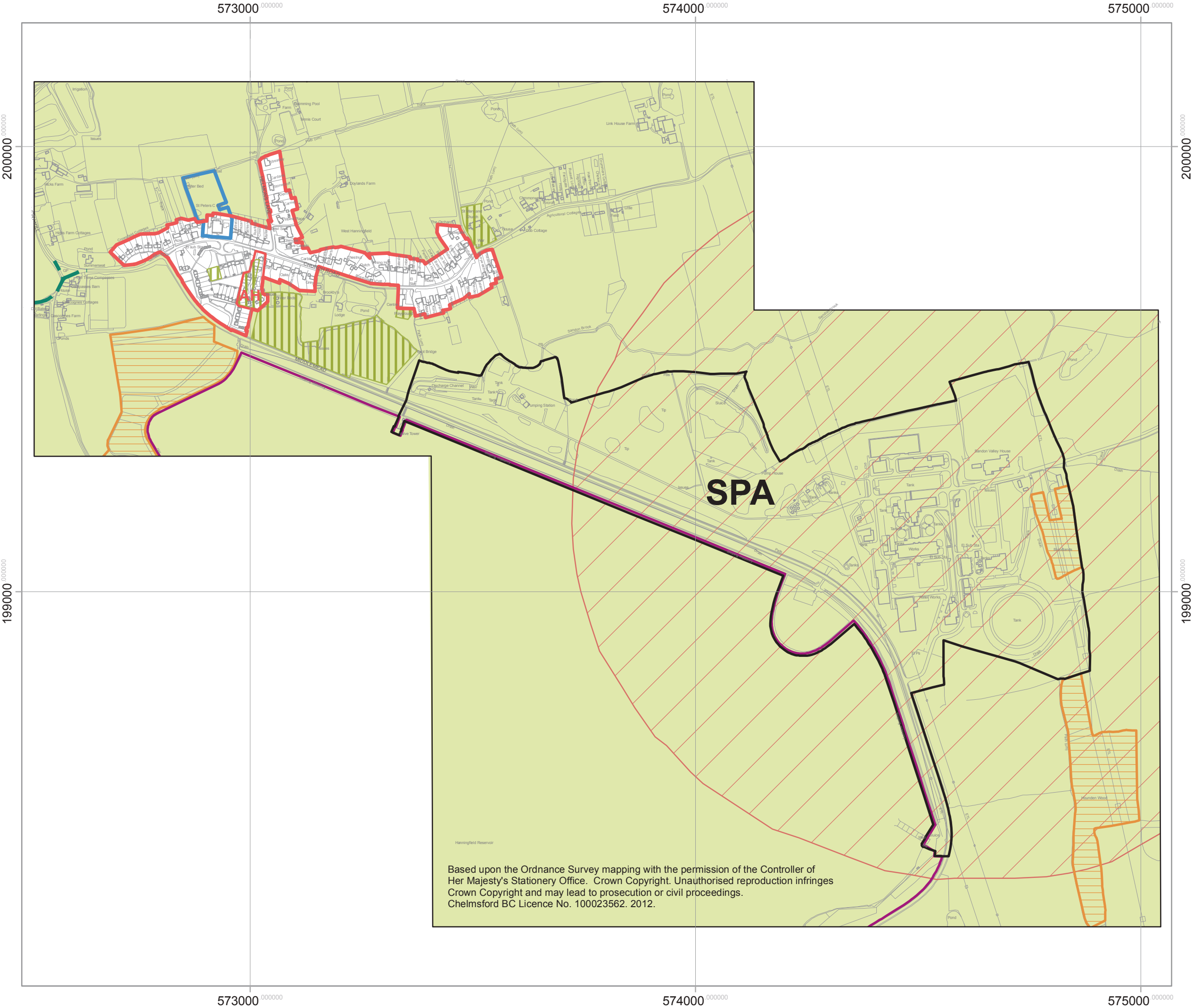
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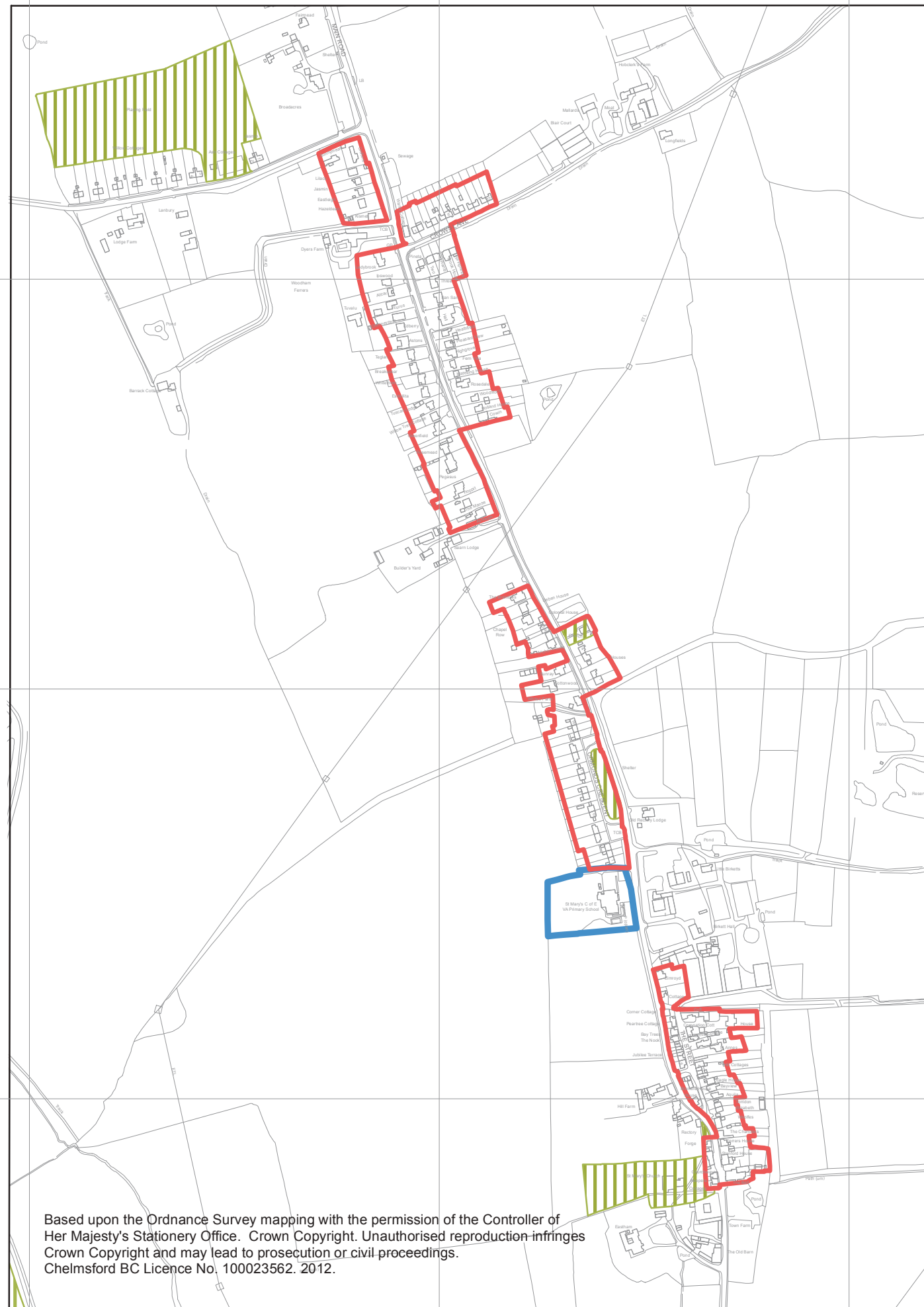
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33. Woodham Ferrers

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Important Note

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34. Writtle

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Important Note

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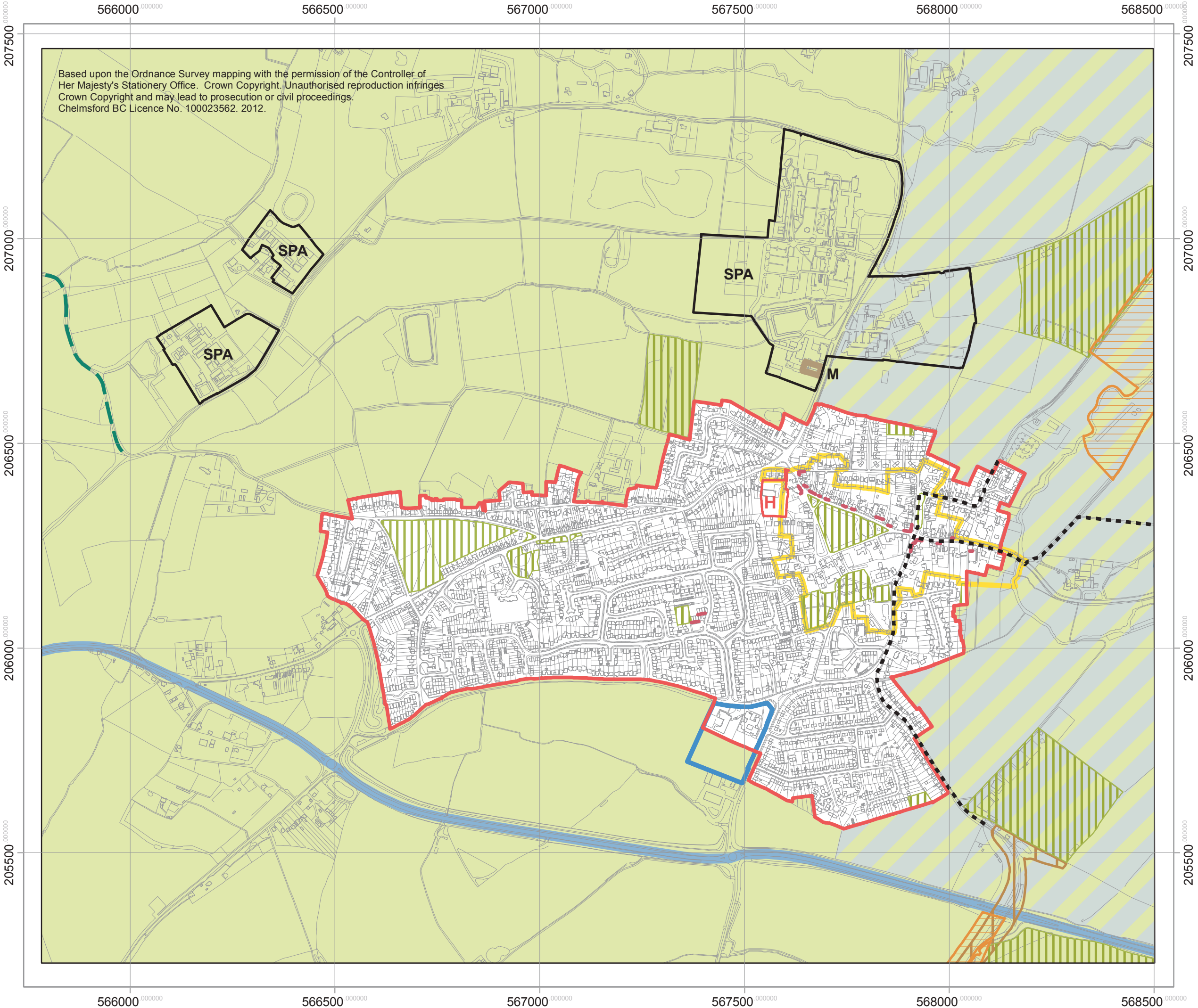
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