

Chelmsford Local Plan

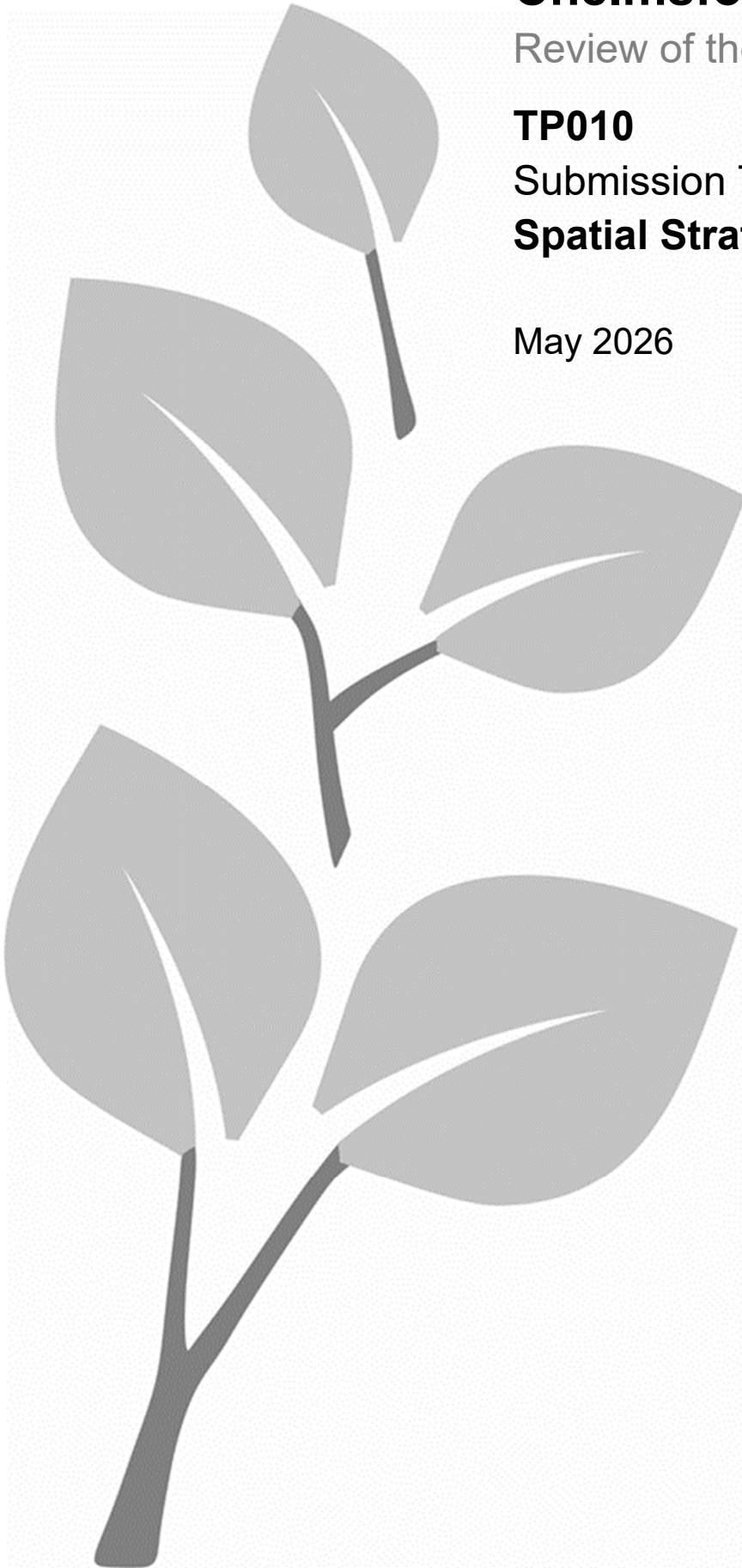
Review of the adopted Local Plan

TP010

Submission Topic Paper

Spatial Strategy and Strategic Sites

May 2026



Contents

Contents

Contents.....	1
1. Purpose.....	2
2. Introduction.....	3
3. Background.....	4
4. Policy Context.....	4
Local policy context.....	6
Co-operation with Key Stakeholders.....	6
Integrated Impact Assessment (IIA).....	8
Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA).....	9
Habitats Regulations Assessment (HRA).....	16
Equality Impact Assessment (EqIA).....	17
Health Impact Assessment (HIA).....	17
Reasonable Alternatives.....	17
Evidence base.....	21
Consultation Feedback.....	29
Local Plan Approach.....	31
Developing the Spatial Strategy.....	31
Alternative Policy Approaches.....	42
Draft Policies Map.....	43
NPPF December 2023 Checklist.....	43
5. Future Work – Beyond the Local Plan.....	51
6. Conclusion.....	52
Appendices.....	53

1. Purpose

- 1.1. This Topic Paper is one of a number produced by Chelmsford City Council (CCC) to provide background information and context of how the Local Plan has been formulated. This topic paper covers the Spatial Strategy and Strategic Sites. It draws together the steps, processes, and evidence that have guided and informed the formulation of the Spatial Strategy and the selection of strategic development sites for the Local Plan.
- 1.2. Topic papers have been refreshed and updated during the Local Plan Review process to ensure the latest information/position is available. This Topic Paper updates the Pre-Submission Spatial Strategy and Strategic Sites Topic Paper ahead of submission following:
 - An analysis of the Pre-Submission Local Plan consultation responses
 - Publication of the Focused Consultation Additional Sites Document and analysis of the consultation responses
 - Finalisation and updating of evidence base documents
 - Outcomes of ongoing cooperation and work to address any outstanding potential cross boundary impacts.
- 1.3. This Topic Paper also reflects suggested additional changes to the Local Plan as set out in the 'Schedule of Proposed Modifications, May 2026' (SD005). These changes do not affect the soundness of the Local Plan and are in response to comments made to the Pre-Submission Local Plan and Focused Consultation Additional Sites Document. They are also proposed to ensure that the submitted Local Plan reflects the latest position and is consistent.
- 1.4. The main issues covered by this Topic Paper are:

Strategic Priority 1 – Addressing the Climate and Ecological Emergency; and Strategic Policy S2 – Addressing climate change and flood risk

- Through the location of development allocations particularly in encouraging sustainable and active travel and minimising flood risk

Strategic Priority 2 – Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks; and Strategic Policy S4 – Conserving and enhancing the historic environment; and Strategic Policy S4 – Conserving and enhancing the natural environment

- Through locating development to protect and enhance environmental and heritage assets, and minimise the loss of the best and most versatile agricultural land

Strategic Priority 4 – Ensuring sustainable patterns of development and protecting the Green Belt; and Strategic Policy S11 – The role of the countryside

- Through promoting the use of previously developed land, accommodating some of the housing requirement on small sites of 1ha or less, and focusing development in settlements outside the Green Belt.

**Strategic Priority 5 – Meeting the needs for new homes; and
Strategic Policy S6 – Housing and employment requirements**

- Through ensuring the site allocations deliver the identified housing and employment needs for the period to 2041.

**Strategic Priority 6 – Fostering growth and investment and providing new jobs; and
Strategic Policy S8 – Delivering economic growth**

- Through ensuring site allocations can deliver the identified employment needs for the period to 2041.

**Strategic Priority 8 – Delivering new and improved strategic and local infrastructure;
and
Strategic Policy S9 – Infrastructure requirements; and
Strategic Policy S10 – Securing Infrastructure and impact mitigation**

- Through locating development to use existing infrastructure and bring forward new provision to support development proposals.

1.5. This Topic Paper explores the following:

- Development needs and reasonable alternatives
- Land supply, constraints and opportunities
- Strategic Priorities, Vision and Spatial Principles
- Spatial Strategy
- Strategic Growth and Growth Sites, and reasonable alternatives.

1.6. This Topic Paper supersedes the Pre-Submission Spatial Strategy and Strategic Sites Topic Paper published in February 2025, which included versions published at Issues and Options, and Preferred Options as Appendices, and is published online at www.chelmsford.gov.uk/lp-review

2. Introduction

2.1. The review of the adopted Chelmsford Local Plan commenced in Winter 2021 and following consultations in 2022 and 2024, the Pre-Submission (Regulation 19) version was published for consultation in Spring 2025. A further focused stage of consultation on proposed additional sites to add to the Pre-Submission (Regulation 19) Local Plan ran from late November 2025 to early January 2026. This further consultation was undertaken to ensure sufficient land for new housing and employment development is identified particularly in the first 5 years of the plan's adoption. More details are contained within Section 4 (Local Plan Approach) of this report.

- 2.2. The Local Plan submitted for examination comprises the Pre-Submission (Regulation 19) Consultation Document, February 2025 (SD001) and the Focused Consultation Additional Sites (Regulation 19) Document, November 2025 (SD002). If found sound following the examination, these documents will be incorporated together in a single new Local Plan before being finalised for adoption.

3. Background

- 3.1. The Council has developed a Spatial Strategy that seeks to meet development needs in line with Government policy and to meet the Vision, Spatial Priorities and Strategic Objectives of the Local Plan. Overall, the Local Plan proposes to deliver significant new housing and employment growth alongside new community facilities and supporting infrastructure in particular through the strategic site allocations. In addition, the Local Plan proposes to safeguard the area's historic and natural environment, and ensure new development is well designed and adapts to climate change.
- 3.2. The Spatial Strategy will provide a sustainable approach to development in Chelmsford's area. It has been tested at various stages during the preparation of the Local Plan and is supported by a comprehensive evidence base.
- 3.3. Chelmsford's population is continuing to grow and is predicted to increase by 20,800 – from 181,500 in 2021 to 202,300 by 2041 (ONS Census 2021). Over a similar period, the number of households is expected to increase by 631 a year from around 76,000 in 2022 to around 88,000 in 2041 (Strategic Housing Needs Assessment 2023).
- 3.4. The Local Plan will reach submission stage with a housing requirement of 1,210 dpa which equates to 84% of the latest local housing needs figure. This exceeds the minimum 80% requirement in para. 234a of the 2024 National Planning Policy Framework (NPPF) enabling the Local Plan to proceed under the NPPF transitional arrangements. The overall provision within the Plan period is a minimum of 19,598 new homes, including adopted Local Plan allocations, proposed allocations, and an allowance for windfall sites. The Local Plan will meet its five-year housing land supply upon adoption of the Local Plan.
- 3.5. This significant population and housing growth means that Chelmsford also needs to ensure that there is an appropriate quantity and range of employment land to enable the local economy to function efficiently. The Local Plan allocates 176,751sqm of new employment floorspace to accommodate economic growth and employment requirements. The Council will monitor employment growth alongside housing delivery to ensure that employment space broadly matches the future growth of Chelmsford's future resident workforce.

4. Policy Context

- 4.1. All policies in the Local Plan must be positively prepared, justified, effective and consistent with national policy. The National Planning Policy Framework (NPPF) sets out the overarching planning policy framework, supported by the National Planning Practice Guidance (PPG).

- 4.2. The adopted Local Plan was examined under the 2012 NPPF. There have subsequently been updates to the NPPF and the Review of the Local Plan has been considered against the requirements of more recent national planning policy and guidance, including the December 2023 NPPF.
- 4.3. The Government published the current version of the National Planning Policy Framework (NPPF) on 12 December 2024. It provides transitional arrangements for Councils that are well advanced with plan preparation under the previous system, such as Chelmsford. The Local Plan will meet the transition arrangements and will therefore be examined under the December 2023 NPPF.
- 4.4. Further detail on these key changes for consideration is set out in the table below, included under the section 'Local Plan Approach'.

National policy context

- 4.5. Chapter 5 of the 2023 NPPF (Delivering a sufficient supply of homes) states that planning policies should have a clear understanding of the land available in their area, to enable identification of a sufficient supply and mix of sites taking into account their availability, likely economic viability, and central to this Topic Paper, suitability.
- 4.6. This includes planning for large scale development such as new settlements or significant extensions to existing villages or towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Such large-scale allocations should take consideration of opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains. They should also ensure that their size and location will support a sustainable community with access to services and employment opportunities. Quality is also a key factor, through the use of Garden City Principles, masterplans and design guides or codes.
- 4.7. Small and medium sized sites, including sites of up to a hectare, can also make an important contribution to meeting an area's housing requirement, with shorter timescales for delivery.
- 4.8. Chapter 6 of the 2023 NPPF (Building a strong, competitive economy) sets out the need for Local Plans to identify strategic sites for local and inward investment to meet anticipated needs over the plan period.
- 4.9. The Local Plan became more than five years old on 27 May 2025, so the housing need figure is out of date, as set out in Paragraph 11 and Footnote 8 of the 2024 NPPF. The Council now has to use the full Government housing target (not 80%) in the next five years, which means for decision making on current planning applications before submission of the Local Plan, the Council does not currently have 5 years of deliverable housing supply.
- 4.10. The NPPF is supported by a series of Planning Policy Guidance (PPG). The most significant PPG relating to development of the Local Plan Spatial Strategy have been the following (some have been updated since the Plan review began):

[Plan-making \(November 2025\)](#)

Covers plan-making including sustainability appraisal, evidence required across a number of topics, planning for large scale developments, and duty to co-operate matters.

[Housing Supply and Delivery \(December 2024\)](#); and

[Housing and Economic Land Availability Assessment \(November 2025\)](#)

Sets out guidance on identifying sites, development potential and consideration factors, type of development, anticipated delivery trajectory, and how this provides evidence for a 5-year housing supply.

[Flood risk and coastal change \(September 2025\)](#)

Includes how to take flood risk into account when preparing local plans.

[Neighbourhood Planning \(September 2020\)](#)

Tools for communities to shape growth and development of their area; includes setting a housing requirement figure for designated Neighbourhood Plan areas.

Local policy context

Current policy

- 4.11. The adopted Spatial Strategy (Strategic Policy S7) sets out the scale and distribution of development across Chelmsford in the plan period to 2036. The Spatial Strategy is based on evidence including national planning policy, the Strategic Priorities, Vision and Spatial Principles, environmental constraints and availability and viability of land for development.
- 4.12. Strategic Policy S7 focuses housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; sustainable urban extensions around Chelmsford and South Woodham Ferrers; and development around Key Services Settlements outside the Green Belt.
- 4.13. The adopted Local Plan policy sets out a need for 10,779 new homes, 10 Traveller Pitches, 24 Travelling Showpeople Plots, 55,000sqm of office/business space, and 13,400sqm of food retail to 2036. These were allocated in three Growth Areas across 41 sites.

Co-operation with Key Stakeholders

- 4.14. The Council is committed to co-operating with other bodies on strategic planning matters. The Duty to Co-operate Strategy (DTC003) was reviewed and adopted in January 2022.
- 4.15. The Duty to Co-operate (DtC) was introduced through the Localism Act 2011, and until recently set out in the [2024 National Planning Policy Framework \(NPPF\)](#) (from Paragraph 24). However, this formal duty was removed from 25 March 2026 following introduction of the [Levelling-up and Regeneration Act 2023 \(Commencement No. 11 and Saving and Transitional Provisions\) Regulations 2026](#).
- 4.16. The Council has made every effort to seek co-operation on cross-boundary and strategic planning matters in a focused, positive and structured way throughout the plan-making process through the former Duty to Co-operate. These discussions have helped to formulate the Local Plan, and we will continue to engage positively with key stakeholders as the Plan progresses through its examination and on its implementation once adopted. Evidence of engagement work carried out is set out in Statements of Common Ground (various, published as part of the Evidence Base) and the Statement of Co-operation

(SD004). Evidence Base reference numbers are included alongside document titles in this Topic Paper, and can all be viewed online via [Local Plan Review](#).

- 4.17. The strategic matters for the Review of the Adopted Local Plan are identified in the Duty to Co-operate Strategy as follows:
- Delivering homes for all including Gypsy and Traveller and Travelling Showpeople accommodation
 - Jobs and economy including green employment and regeneration
 - Retail, leisure, and cultural development
 - Sustainable transport, highways and active travel
 - Climate change action and mitigation including flood risk and zero carbon
 - Natural and historic environment including increased biodiversity and green/blue/wild spaces and connectivity of ecological networks
 - Community infrastructure including education, health and community facilities
 - Utility infrastructure including communications, waste, water and energy
 - London Stansted Airport future airspace redesign.
- 4.18. For the Pre-Submission consultation, comments were received from 13 Duty to Co-operate bodies, and for the Additional Sites consultation, comments were received from 7 Duty to Co-operate bodies. These consultees included neighbouring LPAs, Essex County Council (ECC), Historic England, Environment Agency, Highways England, and the Mid and South Essex Integrated Care Board.
- 4.19. Comments were mainly supportive of the key Plan elements including the Vision, Strategic Priorities, Spatial Principles, Spatial Strategy, and Development Management policies. Detailed comments have influenced amendments to the Local Plan including in relation to accessible greenspace and natural habitats, addressing recreational pressure on Sites of Special Scientific Interest, water efficiency targets, and changes for consistency and clarity.
- 4.20. The majority of comments from key bodies related to detail of Strategic and Development Management policies, rather than to the Spatial Strategy itself. However, the following joint working projects have been taken into account in formulating the Spatial Strategy. The outputs form part of the Local Plan evidence base, and are listed at paragraph. 4.101.
- 4.21. Transport modelling – CCC has worked with ECC, as the local Highway and Transportation Authority, to prepare the transport evidence base which has also been informed by discussions with National Highways. Further details can be found in the Submission Transport Topic Paper (TP012).
- 4.22. Strategic Flood Risk Assessment (SFRA) – CCC has worked with the Environment Agency and engaged with other LPAs and the Lead Flood Authority to ensure up to date evidence has been used to ensure development allocations are located in the areas of lowest risk, ensuring all sources of flood risk are considered, looking at flood risk now and into the future, and not making flooding worse elsewhere. The outputs of the SFRA Level 1 have set a baseline and mapping. The SFRA Level 2 has helped to determine specific site boundaries and layout, locating development boundaries away from flood risk areas and

identifying for recreation or landscape use in areas with a higher flood risk. Further details can be found in the Submission Climate Change Topic Paper (TP011).

- 4.23. Water Cycle Study – regular consultation with the Environment Agency, Anglian Water and Essex and Suffolk Water was undertaken throughout the scoping stage and detailed Water Cycle Study reports. A conclusion that further demand could cause significant wastewater treatment and sewerage capacity issues at the Great Leighs Water Recycling Centre formed part of the reason for rejecting alternative development locations to the south of Great Leighs.
- 4.24. Chelmsford Gypsy and Traveller Accommodation Assessment 2024 – the Council alongside the other Essex local authorities undertook an updated Gypsy and Traveller Accommodation Assessment. The revised figures have been used in formulating the Gypsy and Traveller Accommodation requirement which has influenced the distribution of the provision across Strategic Growth Sites allocated in the Pre-Submission Local Plan. Further details can be found in the Submission Housing Topic Paper (TP009).
- 4.25. Infrastructure Delivery Plan – Engagement with infrastructure providers and key stakeholders has informed this evidence base document including LPAs, ECC, Natural England, NHS Mid and South Essex Integrated Care Board. Further details can be found in the Submission Infrastructure Topic Paper (TP016).
- 4.26. Net zero carbon – a comprehensive evidence base has been collaboratively established between the Essex Climate Action Commission, Essex County Council and Essex LPAs. The aim of the evidence base is to provide a clearly defined, consistent planning policy approach to net zero carbon development providing much needed certainty and clarity to the development industry and other stakeholders. This has been translated into a proposed new policy introduced at Preferred Options stage, included as DM31 Net Zero Carbon (In Operation). Further details can be found in the Submission Climate Change Topic Paper (TP011).
- 4.27. Parking guidance – CCC has contributed to Essex-wide consultation on the updated Essex Parking Guidance (2024) (PL016/PL017), which includes provision for electric charging points, and which has been translated into Local Plan policy.

Integrated Impact Assessment (IIA)

- 4.28. The Council has carried out an ongoing Integrated Impact Assessment (IIA) as the Local Plan has developed. The IIA assesses the following aspects of sustainable development:
 - Sustainability Appraisal (SA)
 - Strategic Environmental Assessment (SEA)
 - Habitats Regulations Assessment (HRA)
 - Equality Impact Assessment (EqIA)
 - Health Impact Assessment (HIA)

- 4.29. The SA, SEA and HRA are a requirement of national policy. The HIA and EqIA are voluntary, but the Council believes they will help to provide a complete picture of the sustainability of the Review of the Local Plan.

Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)

- 4.30. The IIA identifies the key sustainability issues for the Review of the Local Plan, which feed into a framework of 14 objectives against which proposals are assessed. It covers the potential environmental, social, economic and health performance of the Local Plan and any reasonable alternatives. It has been used at each stage of the Review, and been subject to separate consultation, as follows:

- Scoping Report – Spring 2022 (IIA001)
- Issues and Options – Summer/Autumn 2022 (IIA002)
- Preferred Options – Spring 2024 (IIA005)
- Pre-Submission – Spring 2025 (IIA007)
- Additional Sites – Winter 2025 (IIA010)

- 4.31. The key sustainability issues and Appraisal Framework Objectives relating to this Topic Paper are:

Appraisal Framework Objective	Key Sustainability Issue
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes	Population
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone	Population
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living	Population Human Health
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area	Population Human Health
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth	Population Human Health Air Climatic Factors
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils	Material Assets Soil
8. Water: To conserve and enhance water quality and resources	Water
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change	Climatic Factors Water

Appraisal Framework Objective	Key Sustainability Issue
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change	Climatic Factors
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting	Cultural Heritage Landscape
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes	Landscape Cultural Heritage

4.32. The main IIA report for the Local Plan is the Pre-Submission IIA (January 2025), which:

- provides baseline information for the key sustainability issues
- sets out the assessment framework and methodology
- contains the detailed assessment of the Local Plan requirements, allocations and policies
- sets out an assessment of alternatives
- reviews cumulative effects.

4.33. This was supplemented for the Additional Sites consultation with an IIA Addendum (November 2025), focusing on the proposed changes including the allocation of new and enlarged sites, and consequential amendments to Strategic Policies S6 and S7.

4.34. The two documents should be read together to provide full assessment outcomes for the Local Plan. However, it should be noted that in specific areas the figures quoted in the Pre-Submission IIA will have been superseded by those in the IIA Addendum, such as the increased requirements for housing and employment development.

4.35. The following sections present a summary of the IIA findings on various aspects of the Local Plan, which are set out in detail in the Pre-Submission IIA and IIA Addendum.

Housing

4.36. The Pre-Submission IIA concludes that the approach would meet in full, and exceed, the assessed housing requirement for the Chelmsford City Area over the plan period. This is in accordance with the objective of the National Planning Policy Framework (NPPF) to boost housing supply.

4.37. The approach would help to stimulate economic growth through the provision of a workforce as well as consumers. Development proposals are typically careful to ensure homes, jobs and infrastructure are delivered in a co-ordinated fashion to help limit excess in- or out-commuting and ensure a degree of self-containment. Whilst brownfield land will be used through windfall sites, a significant area of greenfield land will be required.

4.38. The negative (and uncertain) effects identified across a range of the IIA Objectives reflects the potential for housing growth to result in adverse environmental impacts. These potential effects will require further consideration in the identification of site allocations and development of policies for the Local Plan and in this regard, there is the potential for new

housing to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes. More detail can be found at Section 5.3 of the Pre-Submission IIA.

- 4.39. The IIA concludes that lower growth is considered unlikely to meet the identified housing needs. Higher growth is considered to create potential uncertainty caused by over-supply of housing. However, both these approaches were developed into spatial strategy options, along with a number of options to meet the transitional growth approach to ensure a robust position for the choices being made. More detail on this assessment is included at paragraph 4.81.
- 4.40. The IIA Addendum focuses on the Spatial Strategy and development locations, so the above conclusions on housing supply are unchanged.

Employment

- 4.41. The Pre-Submission IIA concludes that the provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment. There is the potential for new employment uses to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.
- 4.42. The negative (and uncertain) effects identified across a range of the IIA objectives reflects the potential for economic development to result in adverse environmental impacts. These potential effects will require further consideration in the development of policies for the Local Plan and will require particular attention in the identification of site location, design and mitigation measures. There is the potential for new employment uses to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes. More detail can be found at Section 5.4 of the Pre-Submission IIA.
- 4.43. Alternative levels of employment growth were also explored as part of the Pre-Submission IIA, in terms of growth based on scenarios set out in the Employment Land Review 2023 (and Focused Update 2024) for labour demand, past development rates and future labour supply. More detail on this assessment is included at paragraph 4.82.
- 4.44. The IIA Addendum focuses on the Spatial Strategy and development locations, so the above conclusions on employment supply are unchanged.

Strategic Priorities

- 4.45. The Pre-Submission IIA concludes that interactions between Strategic Priorities and the IIA Objectives are predominantly compatible or neutral in character.
- 4.46. Uncertainties are principally associated with Strategic Priorities 5, 6 and 8 (meeting the need for new homes, economic development and infrastructure provision), reflecting the sustainability performance of development being dependent upon its scale, location, design and proposed mitigation measures.

- 4.47. Potential incompatibilities exist between housing and economic development (IIA Objectives 2 and 3 respectively) and environmental protection and enhancement (Strategic Priorities 1 and 3), reflecting the frequent need for compromises to be made between development and environmental interests.
- 4.48. Similarly, potential incompatibilities between land use (IIA Objective 7) and delivering homes and investment (Strategic Priorities 5 and 6); air quality and climate change (IIA Objectives 10 and 11) and delivering infrastructure (Strategic Priority 8); and waste and resources, townscape and landscape (IIA Objectives 12, 13 and 14) and the delivery of new homes (Strategic Priority 5).
- 4.49. Where possible incompatibilities or uncertainties have been identified, these stand a greater chance of being resolved if development takes place in accordance with all the Strategic Priorities. As such, an incompatibility or uncertainty is not necessarily irreconcilable or insurmountable but one that may need to be considered in the development of policies that comprise the Local Plan. More detail can be found at Section 5.2 of the Pre-Submission IIA.
- 4.50. There were no further changes to the Strategic Priorities requiring assessment in the IIA Addendum, so the above conclusions are unchanged.

Vision and Spatial Principles

- 4.51. The Pre-Submission IIA sets out that Strategic Policy S1 is part of a suite of wide-ranging policies which embed the presumption in favour of sustainable development; ensure development mitigates and adapts to the effects climate change and is safe from all types of flooding; promote social inclusion; promote the conservation and enhancement of the historic and natural environment; and safeguard community assets. Cumulative significant positive effects have been identified for all of the IIA Objectives. More detail can be found at Section 5.7 of the Pre-Submission IIA.
- 4.52. There were no further changes to the Vision and Spatial principles requiring assessment in the IIA Addendum, so the above conclusions are unchanged.

The Spatial Strategy

Growth Area 1 – Central and Urban Chelmsford

- 4.53. The Pre-Submission IIA concludes that there would be significant positive effects on housing (IIA Objective 2) and the economy (IIA Objective 3). Given the location of sites in close proximity to the City Centre and associated key services and facilities as well as employment opportunities, the majority of the proposed allocations within Growth Area 1 have also been assessed as having a significant positive effect on urban renaissance (IIA Objective 4), although cumulatively there is the potential for development to result in increased pressure on existing infrastructure such as schools and healthcare facilities.
- 4.54. Allocations for development of a large number of brownfield sites means that significant positive effects have been identified in respect of land use (IIA Objective 7). A substantial

area of greenfield land will be required to accommodate strategic growth sites including West Chelmsford and Land East of Chelmsford – Manor Farm. In consequence, an overall significant negative effect has also been identified in respect of land use with a negative effect on landscape and townscape (reflecting the size of the site and its greenfield location, West Chelmsford has been assessed as having a significant negative effect on IIA Objective 14). More detail can be found at Section 5.5 of the Pre-Submission IIA.

Growth Area 2 – North Chelmsford

- 4.55. As with Growth Area 1, the Pre-Submission IIA concludes that the scale of housing and employment growth proposed in North Chelmsford has been assessed as having an overall significant positive effect on housing (IIA Objective 2) and employment (IIA Objective 3). The majority of the proposed site allocations in Growth Area 2 are also well served by community facilities and have therefore been assessed as having a positive effect on sustainable living (IIA Objective 4).
- 4.56. Development would also result in the loss of greenfield land generating a negative effect on IIA Objective 7. Significant negative effects have been recorded against water (IIA Objective 8) reflecting the scale of proposed development, along with significant negative effects on waste and resources (IIA Objective 12). There could be overall negative effects on cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14), reflecting the scale of change and designated heritage assets being within/in close proximity to some sites, as well as the potential for coalescence between Broomfield and Little Waltham to the north and into open countryside to the west. More detail can be found at Section 5.5 of the Pre-Submission IIA.

Growth Area 3 – South and East Chelmsford

- 4.57. All the proposed site allocations within South and East Chelmsford have been assessed by the Pre-Submission IIA as having a positive effect on housing (IIA Objective 2). North of South Woodham Ferrers, due to its close proximity to South Woodham Ferrers town centre and associated facilities and services, has also been assessed as having a significant positive effect on sustainable living (IIA Objective 4) with other sites in this Growth Area assessed as having a positive effect on this objective).
- 4.58. East Chelmsford Garden Community (Hammonds Farm), North of South Woodham Ferrers and St Giles, Moor Hall Lane have been assessed as having a significant negative effect on water (IIA Objective 8). Hammonds Farm and North of South Woodham Ferrers have also been assessed as having a significant negative effect on flood risk (IIA Objective 9) as the sites include limited land within Flood Zones 2 and 3. It is anticipated that potential effects on water and flood risk could be lessened through the application of the proposed Local Plan policies and at the individual planning application stage. Both sites have been assessed as having a significant negative effect on cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14) as they would constitute substantial extensions with potential impacts on landscape and townscape character and the setting heritage assets in close proximity to the sites. As noted above, however, the Pre-Submission Local Plan contains proposed policies which seek to minimise the adverse effects of development on the historic environment and landscape and townscape, the

implementation of which is expected to help reduce the potential for significant adverse effects on these IIA objectives. More detail can be found at Section 5.5 of the Pre-Submission IIA.

Additional Sites and consequential policy changes

- 4.59. The proposed additional sites have been assessed through the IIA Addendum and the findings are presented in Appendix C of the Addendum, which have in-turn been informed by the RAG scores for the sites presented in the Pre-Submission IIA in Appendix D and Appendix M.
- 4.60. The IIA Addendum concludes that proposed new and expanded sites do not change the overall earlier assessment of cumulative effects in IIA terms, reflecting the fact that they are part of the existing spatial strategy. In addition, both individually and collectively, they are not of a scale to affect specific aspects of the plan (for example in respect of biodiversity or resource use).
- 4.61. The proposed amendments to Strategic Policies S6 and S7 are considered to be minor in nature (see Additional Sites (Regulation 19) Document) and reflect the need to adjust the approach to short-term housing delivery. Consequently, no changes to the assessment presented in the Pre-Submission IIA have been identified.

Cumulative effects

- 4.62. Chapter 7 of the Pre-Submission IIA presents the appraisal of the cumulative effects of the Pre-Submission Local Plan. The appraisal (Table 7.1) highlights that the majority of the IIA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Local Plan.
- 4.63. The IIA Addendum concludes that the proposed new and expanded sites do not change the overall assessment of cumulative effects in the Pre-Submission IIA, reflecting the fact that they are part of the existing spatial strategy. In addition, both individually and collectively, they are not of a scale to affect specific aspects of the plan (for example in respect of biodiversity or resource use).
- 4.64. Chapter 8 of the Pre-Submission IIA sets out the overall conclusions, citing significant positive effects of the Local Plan on housing, economy, health and well-being and townscape enhancement.
- 4.65. In terms of housing, development proposals are careful to ensure that homes, jobs and infrastructure are delivered in a co-ordinated fashion to help limit excess in or out commuting and ensure a degree of self-containment.
- 4.66. In terms of employment, the Local Plan will support economic growth across Chelmsford, delivering jobs and supporting regeneration and investment, with the potential to deliver benefits across a number of IIA objectives.

- 4.67. Mixed positive and negative effects are indicated for biodiversity, cultural heritage, flood risk, land use and resource use, with some uncertainty in respect of air quality and climate change. Water resource use is an issue, reflecting regional and local supply deficits. The negative (and uncertain) effects such as the permanent loss of greenfield land to development will need to be balanced with opportunities for green infrastructure provision and biodiversity enhancement. These likely effects have been considered in the Local Plan policies.
- 4.68. The IIA Addendum provides a summary of overall conclusions at Chapter 5, and concludes that the preferred approach the proposed strategy is preferable, reflecting a logical extension of the existing spatial strategy, deliverability of the proposed sites with best use made of existing infrastructure.

How the IIA has informed the Local Plan

- 4.69. The following table summarises the IIA findings (Paragraph 8.8 of the Pre-Submission IIA) and the Council's response including how the IIA has informed the Local Plan.

Table 1: Summary of IIA findings

IIA Recommendation	CCC Comment/Action
Consider fuller cross referencing to key development management policies	Any application should comply with all relevant policies of the Local Plan
Demonstrate how the spatial principles and policies will contribute to the declared climate and ecological emergency, focus on health and wellbeing, and secure the enhancement and extension of the City's Green Infrastructure Resource	Text amended to incorporate this in Section 4 (Our Vision and Spatial Strategies) and Section 8 (Protecting and Securing Important Assets)
Include reference to how the aspirations of Strategic Policy S14 Health and Wellbeing will be measured	Covered within the Monitoring Framework, and in Section 5 (Creating Sustainable Development)
Ensure that there is a direct link between Implementation of 10% Biodiversity Net Gain requirement and progress to responding to the biodiversity emergency	Text amended to incorporate this in Strategic Policy S4
Ensure that the long-term management of existing and new habitats is in place	Covered within text relating to the Green Infrastructure Strategic Plan including Strategic Policy S1, and stewardship requirements for Garden Communities (Strategic Growth Site Policies 6 and 16a)
A need to work collaboratively with partners to implement and monitor Policy DM31 Net Zero Carbon Development (In Operation)	CCC is working collaboratively with ECC as implementation lead and other partners
Identify measures to address the effects of inconsistent delivery on specific sites (especially on large extensions)	Covered within the development trajectory and monitoring. Text amended for clarity in Section 6 (How will future development growth be accommodated?)
Make reference to the aspiration for regeneration schemes to benefit existing residents	This principle is central to Strategic Growth Site 1cc Andrews Place, and will be considered for other sites where applicable

IIA Recommendation	CCC Comment/Action
Suggest monitoring the degree of self-containment in large extensions so that residents and vulnerable groups are not disadvantaged in access to basic services	Will be addressed through the masterplanning process and S106 agreements
Address the requirements for site developers in respect of sustainable design and construction, including a Construction Environmental Management Plan (CEMP)	Text amended to incorporate this in Section 9 (Making High Quality Places)
Monitor the balance between housing and jobs provision to maintain a balance between in and out commuting, for long term sustainability	Current allocations aim to achieve this balance
Work with public and private sector partners to facilitate behavioural change in matters such as travel choices, attitudes to health and well-being, water use and recycling patterns.	This is a focus for spatial planning, including engagement activity with partners, and having regard to external strategies and guidance, such as the Essex Design Guide (2018), Essex Local Transport Plan (2011) and its successor LTP4, Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy 2018-2038, Chelmsford Surface Water Management Plan (2014), Make Space for Girls 2025-2028

Habitats Regulations Assessment (HRA)

- 4.70. Overall, the HRA has concluded that most aspects of the Local Plan will have no significant effects on any European sites, alone or in combination due to the absence of effect pathways.
- 4.71. Appropriate assessments have been undertaken for those aspects where effect pathways are present (in combination water quality, air quality and visitor pressure effects, and effects on species away from the sites), taking into account specific and cross-cutting policy-based mitigation and avoidance measures that have been incorporated into the plan. These appropriate assessments have employed additional analyses and data to resolve uncertainties present at the initial screening, and have concluded that (as currently drafted) the Local Plan will have no adverse effects on the integrity of any European sites, alone or in combination.
- 4.72. The Pre-Submission IIA was subject to detailed comment by Natural England, following which amendments were agreed to Strategic Policies S4 and S9, and published in a bespoke HRA Addendum (August 2025) (IIA012) to:
- provide further clarity regarding the weighting given to project level measures designed to minimise the contribution of schemes ‘alone’ to overall recreational pressure would be helpful; and

- recommended minor changes to reference other mitigation beyond payment under the RAMS scheme, and any future iterations of the Essex Coast RAMS SPD.

4.73. The Additional Sites HRA Report Addendum (as part of the IIA) considered the proposed changes in the Additional Sites Document. The Addendum found that the proposed changes to the Local Plan do not affect the findings of the earlier HRA work and that the position remains that the Local Plan will not have adverse effects on any European sites either alone or in combination.

Equality Impact Assessment (EqIA)

4.74. The EqIA results suggest that policies will help to secure development that will contribute to a range of positive effects across the topics considered in the EqIA (notably in relation to housing, service, employment and greenspace provision).

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

Health Impact Assessment (HIA)

4.76. The HIA results suggest that Local Plan policies will help to secure development that will contribute to a range of positive effects across the topics considered in the HIA.

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

Reasonable Alternatives

4.78. The IIA has considered a range of reasonable alternative strategies and options, through the IIA process and through technical evidence base testing, before finalising the policies and sites in the Local Plan. This has included the assessment of different Spatial Strategy options, higher and lower growth requirements, and different housing and employment development sites.

Pre-Submission IIA

- 4.79. For the Pre-Submission IIA, based on the evidence, the following alternatives were explored to achieve different levels of housing growth.
- 4.80. In light of the revisions of growth figures during the period of the review of the adopted Local Plan, the Pre-Submission IIA has given further consideration to alternative strategies for accommodating the different growth scenarios to ensure that the approach taken is robust.
- 4.81. Three alternative housing requirements were tested:
- Lower growth of 955 dwellings per year based on the Strategic Housing Needs Assessment 2023
 - Transitional growth of 1,206 dwellings per year based on the Standard Method figure (at December 2023)
 - Higher growth of 1,406 dwellings per year based on the proposed revised Standard Method in the July 2024 NPPF consultation document.
- 4.82. Three alternative employment requirements were tested:
- Scenario 1 (lower growth) based on labour demand of 86,333sqm of employment floorspace
 - Scenario 2 (transitional growth) based on past development rates producing a surplus of 22,737sqm
 - Scenario 3 (higher growth) based on employment needs generated by the higher housing Standard Method calculation of 280,758sqm.
- 4.83. This led to further consideration for distribution of this growth through alternative Spatial Strategies. The constant basis across all the alternative spatial strategy options tested includes sites allocated in the adopted Local Plan which have been brought forward into the housing supply for the Pre-Submission Local Plan.
- 4.84. Following the principles already set out in this section, the housing and employment residual needs were then assessed against available land with capacity for large scale development, as follows:

Table 2: Alternative options for large scale development

Option	Dwellings	Employment
Option 1: Lower Growth - includes existing adopted Local Plan allocations and no further new allocations	11,687	67,146sqm
Option 2a: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options - East Chelmsford Garden Community (Hammonds Farm) and Land adjacent to A12 Junction 18 Employment Area	16,100	162,646sqm
Option 2b: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options – Chatham Green and Land East and West of	16,100	162,646sqm

Option	Dwellings	Employment
the A12, North and North West of Howe Green, Sandon		
Option 2c: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options – West and North West Chelmsford and Land East and West of the A12, North and North West of Howe Green, Sandon	16,100	162,646sqm
Option 2d: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options - Howe Green and Rettendon Common/ Place and Land East and West of the A12, North and North West of Howe Green Sandon	16,100	162,646sqm
Option 3: Higher growth includes the sites at Option 2a and Option 2c with an increased number of dwellings at East Chelmsford Garden Community (Hammonds Farm) and West and North West Chelmsford	19,488	248,946sqm

- 4.85. The Pre-Submission Spatial Strategy is Option 2a. The IIA concludes that overall, the alternatives perform no better, and in many instances worse than the Proposed Spatial Strategy.
- 4.86. The lower growth Option 1a performs better than others due to lower resource use including for land and water, but performs worse in terms of the limited opportunities for meeting housing and employment needs.
- 4.87. Options 2b to 2d offer similar performance to each other, but are generally poorer than Option 2a in terms of sustainable living and transport, reflecting housing-led developments without established infrastructure connections leading to reliance on the private car.
- 4.88. Option 3 performs more poorly overall reflecting greater resource use with greater uncertainty overall including for potential over-supply of housing compared to identified need.
- 4.89. Taking this assessment and other evidence into account, the following conclusions have been reached on the alternative Spatial Strategy approaches:

Table 3: Conclusions on Spatial Strategy approaches

Option	Conclusion	Reason
Option 1:	Rejected	<ul style="list-style-type: none"> • Would not meet housing need • Would restrict employment growth • Potential for out-commuting to employment elsewhere
Option 2a:	Selected	<ul style="list-style-type: none"> • Makes best use of existing and proposed infrastructure capacity • Provides key infrastructure benefits • Potential to create active and sustainable travel routes for connectivity to employment • High levels of accessibility for walking and cycling
Option 2b:	Rejected	<ul style="list-style-type: none"> • Isolated from the strategic highway network and other key transport infrastructure

Option	Conclusion	Reason
		<ul style="list-style-type: none"> • Relative isolation from services and facilities leading to reliance on the private car • Employment opportunities not accessible to wider population • Limited wastewater capacity
Option 2c:	Rejected	<ul style="list-style-type: none"> • Poor connectivity to the Chelmsford Urban Area • Multiple land ownership likely to create delay in delivery • Employment opportunities not accessible to wider population
Option 2d:	Rejected	<ul style="list-style-type: none"> • Would not consolidate existing settlement pattern • Lack of strategic highway capacity • Isolated from the strategic highway network and other key transport infrastructure • Limited opportunity for new education provision
Option 3:	Rejected	<ul style="list-style-type: none"> • Lack of strategic highway capacity • Relative isolation from existing residential areas leading to reliance on the private car • Lower landscape capacity than selected option

- 4.90. The IIA concludes that the preferred Spatial Strategy (set out at Option 2a) would realise the delivery of homes to help meet local and sub-regional needs, including affordable housing. The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment. A wider range of services will be provided associated with population growth.
- 4.91. The proposed Spatial Strategy is capable of delivering housing and employment land requirements over the plan period, resulting in positive sustainability effects. There are mixed positive and negative effects in respect of biodiversity, cultural heritage, flood risk, land use and resource use, with potential uncertainty in respect of sustainable living and revitalisation, air quality and climate change. Water resource use is an issue, reflecting regional local supply deficits. Negative effects are indicated relating to the permanent loss of land and landscape to urban development.
- 4.92. The uncertainties and negative effects recorded emphasise the importance of the monitoring of the performance of sustainability indicators to help implement mitigation measures which would help improve the performance of all approaches, notably in respect of air quality, biodiversity, climate change and health and well-being. In addition, small allocations in Key Service and Service Settlements will help to support the villages' services and facilities.
- 4.93. The summary of the performance of the options tested is followed by detailed assessment within Chapter 6 of the Pre-Submission IIA Report, showing the scores and commentary for each of the options in relation to all of the IIA objectives. This takes into account detailed assessments of reasonable alternatives contained in the Preferred Options IIA Report (IIA005), covering individual sites and clusters of sites, set out at Appendix G of that report.

IIA Addendum – Additional Sites

- 4.94. As set out, the Council consulted on a number of Additional Sites in order to improve the Council's position in relation to being able to demonstrate a 5-year housing land supply. The overall net additional supply included in the Additional Sites document is 1,297 dwellings.
- 4.95. As well as assessing the specific site locations, alternatives were tested for meeting this figure. Two key options were considered to provide reasonable alternatives:
- Option 1: Allocate a number of additional small sites and increase capacity at some existing small allocations that are able to deliver the required number of homes early in the plan period. For the purposes of the IIA Addendum, small sites are considered to be less than 500 dwellings.
 - Option 2: Allocate an additional large strategic site or sites (assume a maximum of two) that is/are able to deliver the required number of homes early in the plan period. These allocations would need to be in order of 500 to 1,000 dwellings each.
- 4.96. The sites identified as making up these alternative approaches are contained in Section 2 of the IIA Addendum.
- 4.97. Option 1 was selected as the preferred approach as it aligned well with the Local Plan's strategic priorities, spatial principles and the settlement hierarchy; performed well in terms of housing, economy and employment; and deliverability of sites within the first five years of the Local Plan.
- 4.98. Option 2 was rejected due to not aligning with the Local Plan's strategic priorities, spatial principles and the settlement hierarchy; poorer performance in terms of housing, economy and employment; and uncertainties about deliverability within the first five years of the Local Plan.
- 4.99. Overall, the IIA Addendum concludes that the sustainability performance of the proposed additional sites, in light of their contribution to the Local Plan spatial strategy and mitigation proposed through specific site policies associated with each of them, is as good as or better than sites rejected at Pre-Submission and Additional Sites stages.

Evidence base

- 4.100. In accordance with the requirements of the NPPF, policies and their requirements should be based on up-to-date evidence.
- 4.101. In addition to the IIA, the following documents are of particular relevance to the Spatial Strategy and Strategic Sites and support the Review of the Local Plan. Evidence base documents are available online via www.chelmsfod.gov.uk/lp-review

Table 4: Relevant evidence base documents

Document	Summary
<p>Strategic Housing and Employment Land Availability Assessment:</p> <p>SHELAA001: SHELAA 2026</p>	<p>The Strategic Housing and Employment Land Availability Assessment (SHELAA) is a study of sites promoted by landowners and developers that may have development potential. It includes several different documents that explain the methodology and assessment criteria used, as well as the summary outputs of each site. A SHELAA has been produced after each consultation stage of the Local Plan Review process to help inform the selection of new sites.</p>
<p>Infrastructure Delivery Plan:</p> <p>INF012: Chelmsford City Council Infrastructure Delivery Plan (March-2026)</p> <p>INF005: Chelmsford City Council IDP Stage 2 Report (November 2024)</p> <p>INF001: Infrastructure Delivery Plan Stage 1 Report (February 2024)</p>	<p>The IDP provides a high-level assessment of the infrastructure issues and requirements associated with the spatial strategy and proposed site allocations. An initial baseline report has been updated to include further analysis of the infrastructure required to support the preferred spatial strategy in the Local Plan.</p>
<p>Five Year Housing Land Supply:</p> <p>LDS011: Five Year Housing Land Supply Methodology (April 2026) (Available online via Local Plan Review)</p> <p>LDS012: Five Year Housing Site Schedule (April 2026) (Available online via Local Plan Review)</p>	<p>The Council publishes a practice note setting out how it calculates its five-year housing land supply in April each year. The Local Plan adopts the same approach using the proposed Housing Requirement figure of 1,210 dwellings per annum.</p> <p>The Five Year Housing Site Schedule lists the sites included in the Five Year Housing Land Supply calculation which includes sites allocated in the Chelmsford Local Plan 2013 – 2036 adopted in 2020, a windfall allowance and sites with planning permission as well as new/expanded sites proposed for allocation in the Pre-Submission (Regulation 19) Local Plan and Focused</p>

	<p>Consultation Additional Sites (Regulation 19) Document, updated as of April 2026.</p>
<p>Housing Trajectory:</p> <p>LDS014: Housing Trajectory (April 2026) (Available online via Local Plan Review)</p>	<p>Annual update of housing completions and forecast completions by growth area and tenures for the Local Plan period.</p>
<p>Windfall Assessment:</p> <p>LDS015: Windfall Assessment (April 2026) (Available online via Local Plan Review)</p>	<p>A practice note setting out how the Council calculates the windfall allowance included in the Housing Trajectory and Five-Year Housing Land Supply.</p>
<p>Strategic Housing Needs Assessment:</p> <p>AH004 Chelmsford Strategic Housing Needs Assessment Addendum (November 2024)</p> <p>AH001: Chelmsford Strategic Housing Needs Assessment</p>	<p>An assessment of the overall need for housing which includes consideration of the Standard Method calculation of local housing needs as well as an assessment of the housing needs of specific groups. A partial update of the assessment was conducted to review the higher Housing Requirement figure introduced at the Regulation 19 consultation stage of the review process.</p>
<p>Authority Monitoring Report:</p> <p>LDS019: Authority Monitoring Report (April 2024 – March 2025)</p> <p>LDS002: Authority Monitoring Report (April 2023 – March 2024)</p> <p>LDS020: Authority Monitoring Report (April 2022 – March 2023)</p>	<p>The Authority Monitoring Report is published on an annual basis and monitors the production of the Council's Local Plan Documents against the Local Development Scheme, as well as the performance and effectiveness of the Council's planning policies in delivering the key objectives of the Local Plan.</p>
<p>PAS Toolkits:</p> <p>OSP001 Toolkit Part 1 - Local Plan Review Assessment</p> <p>OSP011 Toolkit Part 2 - Submission Local Plan Form and Contents Checklist (Available online via Local Plan Review)</p> <p>OSP012 Toolkit Part 3 - Submission Local Plan Process Requirements Checklist (Available online via Local Plan Review)</p>	<p>The Planning Advisory Service (PAS) produces a number of Toolkits to assist Local Authorities in the review of their Local Plans.</p> <p>This suite of documents have been considered through the preparation of the Local Plan to help understand which policies require updating against the 2023 NPPF, that the correct process has been followed in undertaking the review, and that the Plan being submitted for Examination is sound.</p>

<p>OSP013 Toolkit Part 4 - Submission Local Plan Soundness Quality Assessment (Available online via Local Plan Review)</p>	
<p>Chelmsford Local Plan Viability Assessment</p> <p>V001 Chelmsford Local Plan Viability Update</p> <p>V002 Chelmsford Local Plan Viability Update Note (November 2024)</p> <p>V003 Chelmsford Local Plan Viability Update Note (May 2026) (Available online via Local Plan Review)</p>	<p>The viability work assesses the cumulative impact of policies on planned development. The assessments model various levels of policy requirements on several different typologies of development and have been updated through the preparation of the Local Plan to reflect latest available costs. They include sensitivity testing for changes in values and costs.</p>
<p>Water Strategy for Essex 2024</p> <p>CC008 ECC Water Strategy for Essex 2024</p>	<p>Explains why Essex is vulnerable to water shortages, how the county is performing in relation to national targets for consumption and leakage control, and what steps should be taken to address the issues raised. This supports the approach taken in Policy DM25 regarding water efficiency standards.</p>
<p>Air Quality Impact Assessment</p> <p>CC014 Review of the Chelmsford Local Plan – Air Quality Impact Assessment (December 2024)</p> <p>CC016 Additional Sites – Review of Air Quality Impact Assessment (September 2025)</p>	<p>Considers the impact of the proposed development sites on local air quality now and in the future. Overall, the assessment concludes that the impact of the Local Plan in 2041 can be considered negligible for all pollutants.</p>
<p>Surface Water Management Plan</p> <p>CC009-A Chelmsford Surface Water Management Plan 2014 (EB104A)</p> <p>CC009-B Chelmsford Surface Water Management Plan 2014 - Appendix A - SWMP Action Plan (EB104B)</p> <p>CC009-C Chelmsford Surface Water Management Plan 2014 - Appendix B - Modelling Details (EB104C)</p> <p>CC009-D Chelmsford Surface Water Management Plan 2014 - Appendix C - Maps and Figures (EB104D)</p>	<p>Outlines the preferred surface water management strategy for Chelmsford. The study area was selected to focus on the area of highest surface water flood risk – the city of Chelmsford and a number of surrounding settlements. In this context surface water flooding describes flooding from sewers, drains, groundwater, and runoff from land, small watercourses and ditches that occurs as a result of heavy rainfall. It includes an Action Plan, Modelling details with Maps and Figures, as well as Critical</p>

<p>CC009-E Chelmsford Surface Water Management Plan 2014 - Appendix D - CDA Prioritisation (EB104E)</p> <p>CC009-F Chelmsford Surface Water Management Plan 2014 - Appendix E - Conceptual Options Assessment (EB104F)</p>	<p>Drainage Area (CDA) Prioritisation and Options for those CDAs.</p> <p>This has informed site allocations and site policy requirements.</p>
<p>Water Cycle Study</p> <p>CC002 Water Cycle Study, Scoping 2024</p> <p>CC003 Water Cycle Study, Stage 2 Detailed Study 2024</p> <p>CC017 Additional Sites - Chelmsford Council Detailed Water Cycle Study Addendum (October 2025)</p>	<p>These provide evidence and recommendations on how the Spatial Strategy can be accommodated by the water and wastewater infrastructure, and wider water environment. The Scoping WCS provides a preliminary assessment of the baseline conditions and the three emerging spatial strategies for the plan period up to 2041 and supported CCC in developing the Preferred Options Spatial Strategy. The Detailed WCS and Addendum support the final Spatial Strategy.</p>
<p>Sequential and Exception Tests</p> <p>CC011 Sequential and Exception Tests Published December 2017</p> <p>CC012 Sequential and Exception Tests of Preferred Options Site Allocations (May 2024)</p> <p>CC013 Sequential and Exception Test Focused Update 2024</p> <p>CC019 Additional Sites – Sequential and Exception Test (October 2025)</p> <p>CC021 Updated Sequential and Exception Tests (May 2026) (Available online via Local Plan Review)</p>	<p>Flood Sequential and Exception tests used to inform each stage of the Local Plan preparation. The reports reflect the information and updates made through the Level 2 SFRA.</p>
<p>Strategic Flood Risk Assessment</p> <p>CC001 Strategic Flood Risk Assessment 2024 (Level 1)</p> <p>CC010 Chelmsford Level 2 Strategic Flood Risk Assessment (SFRA) May 2024</p> <p>CC018 Additional Sites – Level 2 Strategic Flood Risk Assessment Addendum (October 2025)</p>	<p>Provides a comprehensive and robust evidence based on flood risk issues to support the plan review. It assesses land promoted for potential development, changes to the proposed development sites within the city, and changes in national planning policy and guidance. It also builds on identified risks from the Level 1 assessment for proposed development sites, to provide a greater understanding of fluvial, surface water, groundwater, and</p>

	<p>reservoir related flooding risks for sites most at risk.</p> <p>The new and updated information has been used to inform decisions on the location of future development and flood risk policies, reflecting the implications of the August 2022 changes to the Planning Practice Guidance. They have also informed site allocation boundaries on the Policies Map for the Pre-Submission Local Plan, the Additional Site boundaries and the Sequential and Exception Test Focused Update.</p>
<p>Schedule of Adopted Policies Map Changes</p> <p>SD015: Schedule of Adopted Policies Map Changes (May 2026) (Available online via Local Plan Review)</p>	<p>Sets out the proposed changes to be made to the adopted Chelmsford Local Plan Policies Map.</p>
<p>Essex Open Legal Advice</p> <p>CC004: Essex Open Legal Advice – Energy policy and Building Regulations 2024</p> <p>CC004-A Essex Open Legal Advice A (Updated May 2025) – Energy policy in plans and Building Regulations (May 2025)</p> <p>CC004-B Addendum to Essex Open Advice (October 2025)</p>	<p>Legal advice regarding the ability of local planning authorities to set local plan policies that require development to achieve energy efficiency standards above Building Regulations. Supports Local Authorities having statutory powers to set planning policies which require energy efficiency standards that are better than Building Regulations as long as these are evidenced and justified, and policies can be expressed using energy metrics if they are supported by an evidence base that justifies their viability. This supports the approach taken in Policy DM31.</p>
<p>Essex Net Zero Policy Technical Evidence</p> <p>CC005: Report 1: Essex Net Zero Policy – Technical Evidence Base 2023</p> <p>CC005-A Report 1 Essex Net Zero Policy Study – Technical Evidence Base July 2023 (September 2025 update)</p> <p>CC005-B Update Report - Essex Energy Offsetting Tariff (September 2025)</p>	<p>Considers the technical and cost implications of delivering net zero buildings and the implications for owners, occupiers, developers and local planning authorities to inform and develop a consistent approach to emerging planning policy across Essex. This has informed the CCC Viability testing and demonstrates that the requirements of Policy DM31 are viable for developments within</p>

	CCC. This supports the approach taken in Policy DM31.
<p>Essex Net Zero Implementation Guidance</p> <p>CC006: Report 2: Essex Net Zero Policy – Summary of Policy, Evidence and Validation Requirements 2023</p> <p>CC006-A Report 2 Essex Net Zero Policy Study – Summary of Policy, Evidence and Validation Requirements July 2023 (September 2025 update)</p>	<p>Gives a high-level summary of the proposed Net Zero policy requirements, evidence and validation requirements for different planning applications, monitoring guidance and high-level design guidance for two different domestic typologies. This supports the approach taken in Policy DM31.</p>
<p>Essex Net Zero Viability Report</p> <p>CC007-A Net Zero Carbon Viability Study for Essex – Summary report 2022</p> <p>CC007-B Net Zero Carbon Viability Study for Essex – Main report 2022</p> <p>CC007-C Net Zero Carbon Viability Study for Essex – Technical Appendix 2022</p>	<p>Discusses the findings from the research undertaken to meet Essex Climate Action Commission’s project objectives. It includes a high-level assessment of the viability of different development types. This has informed the CCC Viability testing and demonstrates that the requirements of Policy DM31 are viable for developments within CCC. This supports the approach taken in Policy DM31.</p>
<p>Essex net Zero on-line Guidance</p> <p>CC015 Essex Net Zero Implementation</p>	<p>Online resource page containing advice, tools and guidance for applicants and local authority officers on the implementation of the Essex-wide ‘model’ Operational Energy and Carbon (Net Zero) in Homes and Buildings Policy (DM31).</p>
<p>Essex Net Zero Specifications Guidance</p> <p>CC020-A Essex Net Zero Specifications Guidance – Main Document (September 2025)</p> <p>CC020-B Essex Net Zero Specifications Guidance - Supporting Document (September 2025)</p>	<p>The Specification Guidance provides technical information to support the delivery of healthy, efficient, climate resilient homes in Greater Essex which align with the approach taken in Policy DM31. The guidance contains outline packaged solutions that meet the requirements of Policy DM31. For each housing typology there are fabric and system options and best practice design guidance.</p> <p>The Supporting Document includes background information on topics, such as aesthetics, low cost design and high level advice</p>

	<p>on meeting the requirements of policy DM31. The document also examines materials, skills and supply chains in Greater Essex.</p>
<p>VISUM Model Validation</p> <p>T004: Chelmsford VISUM Model Local Validation Report (LMVR) 2021</p>	<p>This report documents the improvements made to the 2019 Chelmsford VISUM Forecast Model and the subsequent recalibration and validation process to the strategic model used in the Local Plan transport modelling.</p>
<p>VISUM Army and Navy Forecast Model</p> <p>T005: Chelmsford VISUM Model Army and Navy Forecasting Report 2022</p>	<p>This report documents the development and infrastructure assumptions for Chelmsford included in a 2026 and 2041 forecast year for the purposes of assessing the future-year performance of the Army & Navy junction proposals. This has informed the strategic model used in the Local Plan transport modelling.</p>
<p>Sustainable Accessibility Mapping and Appraisal</p> <p>T003: Sustainable Accessibility Mapping and Appraisal July 2022</p>	<p>The study assessed the existing level of sustainable accessibility at 25 'settlement areas' identified across the five Spatial Approaches set out in the Issues and Options.</p>
<p>Local Plan Transport Impact Appraisals</p> <p>T001: Transport Impact Appraisal of Spatial Approaches December 2023</p> <p>T002: Transport Impact of Preferred Spatial Approach March 2024</p> <p>T002-A: Preferred Spatial Approach Local Junction Modelling – Technical note May 2024</p> <p>T006 Transport Impact Appraisal of Local Plan Review Pre-Submission (December 2024)</p> <p>https://www.chelmsford.gov.uk/media/4vwdnwu1/t006-a-transport-impact-appraisal-of-local-plan-review-pre-submission-december-2024-july-2025-update.pdfT006-A: Transport Impact Appraisal of Local Plan Review Pre-Submission (December 2024) (July 2025 Update)</p>	<p>These reports document the modelling methodology, results, and findings of the traffic impact appraisal of the spatial approaches, identified at each stage of the Local Plan.</p>

<p>T007: Additional Sites (Reg19) Highways Impact Junction Modelling Appraisal October 2025</p>	
<p>Integrated Impact Assessment</p> <p>IIA001 Integrated Impact Assessment Scoping Report 2022</p> <p>IIA002: Integrated Impact Assessment Issues and Options 2022</p> <p>IIA004: Integrated Impact Assessment Feedback Report Issues and Options 2023</p> <p>IIA005: Integrated Impact Assessment Preferred Options (May 2024)</p> <p>IIA006: Integrated Impact Assessment Preferred Options Feedback Report 2024</p> <p>IIA007: Integrated Impact Assessment Pre-Submission 2024</p> <p>IIA009: Integrated Impact Assessment Pre-Submission Feedback Report</p> <p>IIA010: Integrated Impact Assessment (IIA): Focused Consultation Additional Sites (Regulation 19) Addendum</p> <p>IIA012: Chelmsford HRA Addendum August 2025</p> <p>IIA013: Integrated Impact Assessment: Additional Sites (Regulation 19) Addendum Feedback Report</p>	<p>The Integrated Impact Assessment (IIA) brings together a Sustainability Appraisal (SA), a Strategic Environmental Assessment (SEA), a Health Impact Assessment (HIA), an Equalities Impact Assessment (EqIA) and a Habitats Regulations Assessment (HRA) to assess the socio-economic and environmental effects of the Local Plan. The first stage involved consultation on a Scoping Report on the proposed approach to the assessment of the Local Plan. The Issues and Options, Preferred Options, Pre-Submission and Additional Sites stages of the Local Plan were accompanied by IIA Reports. The findings of the IIA Reports, together with consultation responses published in Feedback Reports, were used to help refine further Local Plan stages.</p>
<p>Regulation 22 Consultation Statement</p> <p>SD003: Regulation 22 Consultation Statement (Available online via Local Plan Review)</p>	<p>This statement details how the community and stakeholders were consulted during the process of preparing the Local Plan. For each consultation stage, it details who was consulted and when this happened, the main issues raised in the responses and how these have been considered.</p>

Consultation Feedback

- 4.102. The Review of the Local Plan has been prepared following four public consultations - Issues and Options in 2022, Preferred Options in 2024, Pre-Submission in 2025 and Additional Sites in 2025. Full details of engagement that has taken place and a summary of the main issues raised in the responses and Council response is set out in the Regulation 22 Consultation Statement (SD003) available online via [Local Plan Review](#). Proposed

changes following the Pre-Submission and Additional Sites consultations setting out minor changes that the Council would like to make to the Plan, for example, to reflect new information or to improve clarity, are also set out in the Schedule of Proposed Modifications (SD005), which will be reviewed by the Examiner as part of the Local Plan Examination. Main issues raised in responses across the four consultation stages include:

Strategic Priorities:

- Support for the preferred Strategic Priorities including new Strategic Priorities 1 and 2
- Detailed wording amendments proposed including strengthening the emphasis on addressing climate change and on meeting housing needs in full
- References to some other strategies and plans are proposed including the Essex Local Nature Recovery Strategy and the Council's Plan for Improving Rivers and Waterways
- Calls for a review of the Green Belt to identify sites which may be more suitable for development and to provide a more balanced/sustainable Spatial Strategy.

Vision:

- Overall support for the Vision
- Requests for more explanation on how the Vision bullet points relate to the Vision and will be used in future decision making
- Detailed wording amendments proposed to the Vision bullet points including adding references to multifunctional green/blue infrastructure and Biodiversity Net Gain
- Additional bullet points proposed including around supporting rural areas and rural tranquillity
- Some comments suggesting that Hammonds Farm is contrary to the Vision.

Limited changes were made to the Vision in the Pre-Submission Local Plan mainly to address the preferred options consultation responses including expanding the types of infrastructure and facilities that will be provided alongside new residential development.

Spatial Principles:

- Good level of general support
- Some developers consider there should be a Green Belt review to identify sustainable development opportunities in this area
- Some developers call for more development to be focused on lower order settlements
- Detailed wording amendments, and an additional principle proposed around integrating strategic green infrastructure with ecological networks and the wider landscape.

There have been minor updates to the Spatial Principles in the Pre-Submission Local Plan, largely for clarification.

Strategic Policies for how future development growth will be accommodated:

- Mix of support and opposition to Development Requirements (Policy S6) and the Spatial Strategy (Policy S7)
- Adjustments requested to the Settlement Hierarchy

- Objections to some site allocations in particular, Hammonds Farm (SGS16a) and Junction 18 A12 Employment Area (SGS16b) and calls for their removal/replacement. There is also limited support for these development proposals
- Concerns that the Spatial Strategy is too reliant on larger strategic sites and that a sufficient range of reasonable alternative approaches and site options have not been considered.

Site allocation policies for new development growth:

- Support for site allocations and development on brownfield land, but some public opposition to removal of car parks to allow for development in Chelmsford Urban Area
- Significant levels of opposition to Hammonds Farm (SGS16a) and Junction 18 A12 Employment Area (SGS16b) proposals for multiple reasons
- Objections to some other site allocations in particular Land West of Patching Hall Lane (SGS19), Land West of Barbrook Way, Bicknacre (SS11c), sites at East Hanningfield (SGS17c, SGS17d, GS17e)
- Detailed wording changes proposed to expand, amend, clarify and update site policies including in relation to active travel, green infrastructure, waste water, heritage and flood risk
- Many developers propose alternative development land and sites including within the Green Belt and Green Wedge.

Local Plan Approach

Developing the Spatial Strategy

- 4.103. The review of the adopted Local Plan has considered the status of the adopted Spatial Strategy and reviewed what additional housing and employment allocations are needed to take the Plan to 2041, with accompanying community and social facilities, as well as the new corporate priorities and strategies of the Council. This includes:
- Future housing needs, as set out in the Submission Housing Topic Paper
 - Future employment needs, as informed by the Submission Employment Topic Paper
 - Performance of the adopted Spatial Strategy in delivering allocated development, as set out in the latest [Annual Monitoring Reports](#)
 - Council priorities set out in [Our Chelmsford, Our Plan](#), alongside the declaration of a [housing crisis](#), and the [climate emergency declaration and action plan](#).
- 4.104. The amount and type of housing and employment development provides the starting point for the formulation of the Spatial Strategy. The housing and employment requirements for the Local Plan review to 2041 are contained in Strategic Policy S6, with further explanation of how the figures have been derived in the Submission Housing Topic Paper and the Submission Employment Topic Paper (available at www.chelmsford.gov.uk/lp-review).
- 4.105. Consultation on the Pre-Submission (Regulation 19) Local Plan in Spring 2025 was expected to be the third and final public consultation on the draft Local Plan before submission for examination in 2025. However, following the conclusion of this consultation, several significant events outside the City Council's control took place:

- A12 cancelled: in July 2025 the Government cancelled the A12 (Chelmsford to A120) Widening Scheme, which supported significant house building in Chelmsford and neighbouring districts
- Key sites delayed: three strategic sites in the Pre-Submission (Regulation 19) Local Plan, which were expected to contribute to housing delivery in the next five years, either stalled or were significantly delayed
- Other developers slowing down: the reassessment and re-profiling of the Council's housing land supply (August 2025) showed that other development sites will not be built as quickly as originally envisaged in the next five years
- The Government's new housing target currently must be met in full: the adopted Local Plan became more than five years old on 27 May 2025, so the housing need figure is out of date. The City Council now has to use the full Government housing target in the next five years, which means for decision making on current planning applications before the submission of the review of the Local Plan, the Council does not currently have 5 years of deliverable housing supply.

4.106. In response to this, the Council identified additional housing site allocations to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found "sound" at examination. These cover 11 new housing sites and three expanded housing sites. The Additional Sites Document also identifies the expansion of an existing allocated employment site to support the increased housing requirement and boost employment floorspace supply.

4.107. The process of selecting the additional sites for new homes and employment land involved a number of stages including:

- Assessing sites promoted for development in the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Identifying sites in the top three-tiers of the Settlement Hierarchy (Chelmsford, South Woodham Ferrers, and Key Service Settlements and Service Settlements) and outside the Green Belt and Green Wedge in accordance with the Pre-Submission (Regulation 19) Local Plan Spatial Strategy (Policy S7)
- Considering the findings of the additional sites sustainability appraisal work (through the Integrated Impact Assessment)
- Undertaking additional housing site studies which consider a range of matters including access, topography, neighbouring land uses and other physical constraints
- Commissioning technical evidence base testing for the additional/expanded sites including in relation to education, flood risk, wastewater, archaeology, heritage, and landscape sensitivity and capacity to inform the suitability of sites and areas for mitigation where relevant.

Housing and employment

4.108. The strategic housing requirements are set out in Strategic Policy S6. Due to changes in the housing supply to meet the transitional arrangements for Local Plans, followed by the Additional Sites proposals to boost the 5-year housing supply, the housing supply and employment supply can be summarised as follows:

Table 5: Housing Supply

Housing supply 2022/23 to 2040/41	Net new homes
Completions 2022/23 – 2025/26	3,057
Sites with planning permission (excludes existing Local Plan allocations)	2,259
Adopted Local Plan allocations	11,953
Pre-Submission Local Plan Allocations	5,427
Windfall allowance (2028 - 2041)	2,218
TOTAL SUPPLY	24,914

Table 6: Employment requirement

Employment requirement for Plan period	176,146 sqm
Adopted Local Plan allocations	55,000 sqm
New allocations	118,146 sqm

4.109. Sites already allocated in the adopted Local Plan are brought forward (where development has not yet taken place) to the Pre-Submission Local Plan, which contains a total of 48 housing and employment sites. The proposed Additional Sites and proposed expanded sites are as follows:

- 11 new housing site allocation policies
 - SGS1dd – Land at Former Kay-Metzeler Premises, Brook Street
 - SGS18a – Land North West of Chelmsford (North of Hollow Lane)
 - SGS19 – Land West of Patching Hall Lane
 - GS9b – Land to the East of 118 to 124 Plantation Road, Boreham
 - GS9c – South of Main Road and Dukes Wood Close, Boreham
 - SGS17c – Land South of Rough Hill Complex, The Tye, East Hanningfield
 - SGS17d – Land South and South East of East Hanningfield Village
 - GS17e – Land South of Windmill Farm, Back Lane, East Hanningfield
 - SGS20 – Land to East and North of Rettendon Place
 - GS21a – Land North of Old Rectory Lodge, Main Road, Woodham Ferrers
 - GS21b – Land North of Congregational Church, Main Road, Woodham Ferrers
- Three expanded housing site allocation policies
 - SGS7b – Great Leighs - Land East of London Road
 - GS14b – Land South of Ford End Primary School
 - SGS11c – Land West of Barbrook Way, Bicknacre
- One expanded employment site allocation policy
 - SGS9a – Waltham Road Employment Area, Boreham

A full schedule of these is included at Appendix 1 – Site Allocations at a Glance.

4.110. Each site includes policy requirements either required by key infrastructure providers, such as those set out in Strategic Policy S9, or linked to other plan policies including Health Impact Assessments (in Strategic Policy S14), contributions towards the Essex Recreational disturbance Avoidance and Mitigation Strategy (in DM16) and net zero carbon development (in DM31).

Gypsy and Traveller, and Travelling Showpeople provision

- 4.111. For Gypsy and Traveller provision, the Council in partnership with other Essex authorities undertook a Gypsy and Traveller Accommodation Assessment in 2024 (AH003). The outcome identifies a need for 40 permanent Gypsy and Traveller pitches and 38 Travelling Showpeople plots using the definitions identified in the National Planning Policy for Traveller Sites (PPTS).
- 4.112. Strategic Policy S6 sets out how most of the need will be met through allocations on all suitable large strategic development allocations (accommodating 30 Gypsy and Traveller pitches and 28 Traveller Showpeople plots), with the remainder of need to be met through windfall applications. The baseline date for the GTAA is October 2023 and since then, two Gypsy and Traveller pitches have been granted permanent planning permission and 11 Travelling Showpeople plots have been granted temporary planning permission.

Land supply

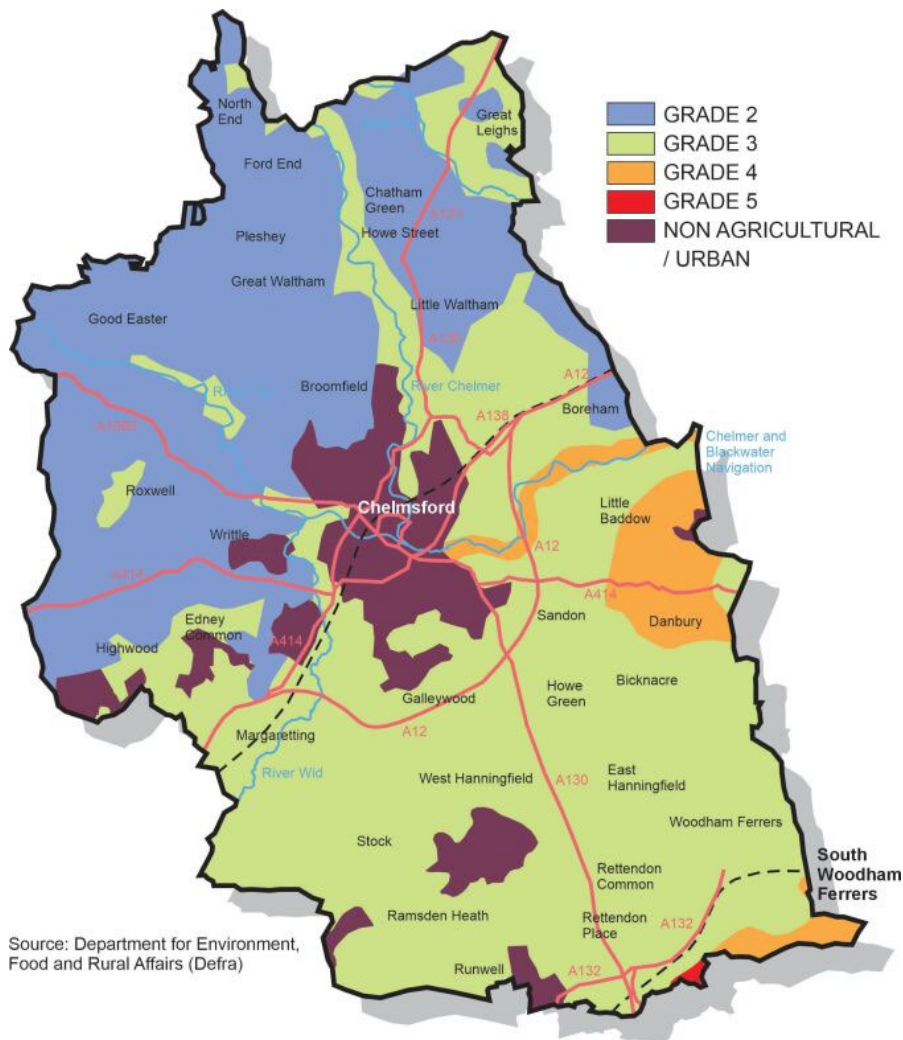
- 4.113. Land supply is informed mainly by the Strategic Housing and Employment Land Assessment (SHELAA) (SHELAA001), as set out in the NPPF (para. 69). The purpose of the SHELAA is to identify additional sites that may be suitable for development in the Local Plan for the period to 2041. The first call for sites took place in late 2014 to identify available land for all types of uses, to establish what land could potentially be made available in the future. Further opportunities to submit sites for consideration have been offered on a rolling annual basis.
- 4.114. The most recent SHELAA assessment covers the period 2014 to April 2026, and lists all submitted sites. It is not the purpose of the SHELAA to allocate land for future development, but the assessment outcomes are considered alongside other evidence base documents to enable the Council to make informed decisions of where to allocate future development. The assessment generates a potential capacity figure, and assesses sites on their suitability, availability, achievability, physical constraints, environmental impact, and compliance with existing and emerging planning policy. Sites have further been assessed by the Pre-Submission IIA and IIA Addendum to provide a RAG rating (of red, amber or green) for each criterion, which can be read alongside the overall RAG rating and commentary set out in the SHELAA.
- 4.115. To accommodate future growth identified in the review of the adopted Local Plan, the City Council wants to continue to prioritise development on brownfield sites in the urban area, to minimise the amount of development on greenfield sites in the wider city area (Strategic Policy S1 – Spatial Principles; Strategic Policy S17 – Future of Chelmsford City Centre). This approach follows Section 11 of the NPPF, by giving substantial weight to the value of using suitable brownfield land for homes and other needs, and promoting the development of under-utilised land and buildings.
- 4.116. However, very few of the sites submitted in the most recent calls for sites were for brownfield land in the urban area. Looking beyond the urban area, a number of constraints have been considered which help to shape where housing and employment allocations can be located.

4.117. The SHELAA provides a ‘basket of sites’ to choose from a high-level and strategic assessment. The vision and strategic objectives of the Local Plan alongside the evidence base then ‘sieves’ these options in order to combine together to for the Spatial Strategy.

Best and most versatile agricultural land

4.118. Natural England's Agricultural Land Classification assesses the quality of agricultural land to identify the Best and Most Versatile Land (BMV), classified as grades 1, 2, and 3 (incorporating 3a and 3b). The assessment for Chelmsford demonstrates that most of Chelmsford’s agricultural land is classified as Grades 2 and 3 (incorporating 3a and 3b) (very good and good-to-moderate quality). The remainder is Grade 4 or 5 (poor quality). There is no land classified as Grade 1 (excellent). This is demonstrated in Figure 1.

Figure 1: Agricultural Land Classification



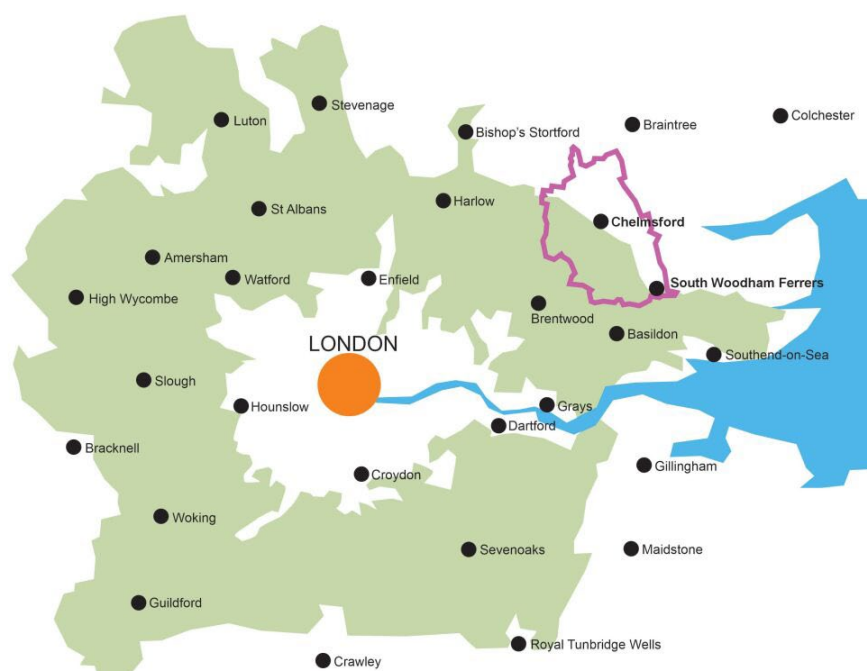
4.119. To meet our development needs it is inevitable that some agricultural land will need to be used for development. In forming the Spatial Strategy, CCC has endeavoured to direct growth to the lowest grade of BMV, and where some loss is necessary will try to minimise this through the masterplanning process. This will lead to the loss of approximately 922

hectares of Grade 3 agricultural land and approximately 264 hectares of Grade 2 land. This equates to around 2.6% of the total Grade 2 land and around 4.5% of the total Grade 3 land in the Council's administrative area. The importance of the best and most versatile agricultural land is recognised in Strategic Policy S4 – Conserving and Enhancing the Natural Environment.

Green Belt

- 4.120. No development is being proposed through the Local Plan in the Green Belt. Many major cities in the UK have an area of open land around their built-up area which is designated as Green Belt. This is designed to prevent the unrestricted sprawl of these cities. The Green Belt in Chelmsford is part of London's Green Belt often referred to as the Metropolitan Green Belt. This covers almost 34% of the land in the south and west of Chelmsford, as shown in Figure 2. The Green Belt is protected in the strongest terms to prevent the encroachment of urban growth into open undeveloped areas and the coalescence of existing built-up areas, following the approach of Section 13 of the NPPF.
- 4.121. The role of the Green Belt is set out in Strategic Priority 4 - Ensuring sustainable patterns of development and protecting the Green Belt; Strategic Policy S1 – Spatial Principles; S11 - The Role of the Countryside; and implemented through Policy DM6, DM9, DM10, DM11 and DM12 controlling different types of construction in the Green Belt.

Figure 2: London's Green Belt



Green Wedge

- 4.122. Around 3% of the land in the Council's administrative area is designated as the Green Wedge. This is a key landscape designation covering the river valleys where they permeate into Chelmsford's urban area, which has been enshrined in Chelmsford development plans since 2008. No development is proposed through the Local Plan within the Green Wedge.

- 4.123. The Green Wedge has a unique role and function in shaping the City’s growth and character. This multi-faceted green network prevents urban sprawl and settlement coalescence, and provides for wildlife and nature conservation, provides flood storage capacity, leisure and recreation opportunities, and active travel routes through multifunctional greenways.
- 4.124. The role of the Green Wedge is set out in Strategic Policy S11 - The Role of the Countryside, and implemented through Policy DM7, DM9, DM10, DM11 and DM12 controlling different types of construction in the Green Wedge.

Flood Risk

- 4.125. Another factor determining appropriate locations for development growth is flood risk and flood management. Areas of high flood risk are avoided, and Local Plan allocations have been subject to a Strategic Flood Risk Assessment. The Council has followed a sequential risk-based approach, including the application of the exception test where some continuing development is necessary for wider sustainable reasons; and will require measures including SuDS to manage surface water. The approach is set out in Strategic Priority 1 – Addressing the Climate and Ecological Emergency; Strategic Policy S1 – Spatial Principles; and implemented through Policy DM18 – Flooding/SuDS.

Strategic Priorities and Vision

- 4.126. Using the above considerations as a starting point, the Spatial Strategy has been developed by adding in further layers of opportunity and constraint, as set out in the Strategic Priorities, the Vision, and the Spatial Principles.
- 4.127. There are nine Strategic Priorities which set the overall policy direction for all the strategic policies, site allocations and development management policies in the Local Plan. These include priorities for climate, growth and place.

Table 7: Strategic Priorities

Priorities for climate	Priorities for growth	Priorities for place
1. Addressing the Climate and Ecological Emergency	4. Ensuring sustainable patterns of development and protecting the Green Belt	7. Creating well designed and attractive places, and promoting the health and social wellbeing of communities
2. Promoting smart, active travel and sustainable transport	5. Meeting the needs for new homes	8. Delivering new and improved strategic and local infrastructure
3. Protecting and enhancing the natural and historic environment, and support an increase in biodiversity and ecological networks	6. Fostering growth and investment and providing new jobs	9. Encouraging resilience in retail, leisure, commercial and cultural development

Vision and Spatial Principles

4.128. The long-term Vision which sets out the kind of place we want Chelmsford to be in 2041, as follows:

‘Guiding Chelmsford’s growth towards a greener, fairer and more connected community.’

4.129. The Strategic Priorities and Vision in turn lead to nine Spatial Principles, which direct development to the most sustainable locations. These are set out in Strategic Policy S1, and are set out below:

- a) Locate development at well-connected and sustainable locations
- b) Protect the Green Belt from inappropriate development
- c) Promote the use of suitable previously developed land for development
- d) Continue the renewal and enhance the vitality of Chelmsford City Centre and its Urban Area
- e) Focus development at the higher order settlements outside the Green Belt and respect the development pattern and hierarchy of other settlements
- f) Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic and natural environment and biodiversity
- g) Locate development to avoid or manage flood risk and reduce carbon emissions
- h) Ensure development is served by necessary infrastructure and encourage innovation
- i) Locate development to utilise existing and planned infrastructure effectively
- j) Ensure development is deliverable.

4.130. The Spatial Principles are not listed in order of preference or priority but are all interrelated and have been considered together to shape the Spatial Strategy.

Settlement hierarchy

4.131. Another structuring factor for developing the Spatial Strategy is the Settlement Hierarchy confirmed in Strategic Policy S7, which is unchanged from the adopted Local Plan. The Settlement Hierarchy ranks settlements according to their size, function, characteristics and sustainability, as shown in Table 6. This is informed by the Parish Audit Update (PL002) which sets out the services and facilities at Category 2-4 settlements.

Table 8: Settlement Hierarchy

Category	Settlement	
1. City or Town	Chelmsford, South Woodham Ferrers	
2. Key Service Settlements	Outside Green Belt	Within Green Belt
	Bicknacre, Boreham, Broomfield, Danbury and Great Leighs	Galleywood, Runwell, Stock and Writtle
3. Service Settlements	Outside Green Belt	Within Green Belt

	East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place and Woodham Ferrers	Highwood, Margaretting, Ramsden Heath/Downham, Roxwell and West Hanningfield
4. Small Settlements	Outside Green Belt	Within Green Belt
	Chatham Green, Good Easter, Howe Green, Howe Street, Little Baddow, Rettendon Common and Sandon	Edney Common

- 4.132. The City of Chelmsford and Town of South Woodham Ferrers are at the top of the hierarchy. These are considered the most sustainable as they have the most functions and the best services and facilities including transport links and employment opportunities. They also have the most potential to provide new infrastructure. Accordingly, most new development over the Local Plan period is proposed in and around these settlements.
- 4.133. Key Service Settlements provide a range of services and facilities for their residents. These include primary school provision, local employment opportunities, convenience shopping facilities, community facilities, good links by public transport to higher order settlements, good access to the strategic road network, and in most cases primary healthcare provision. This makes the Key Service Settlements suitable as a focus for housing provision outside Chelmsford and South Woodham Ferrers, with a higher level of growth due to their higher level of services, facilities and economic activity. Growth in Key Service Settlements aims to increase their self-containment and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities.
- 4.134. Small Settlements have the least services and facilities and transport links which means they are bottom of the Settlement Hierarchy. These are considered the least sustainable. However, there may be limited opportunities for small-scale development growth within these areas through affordable housing exception sites, or other development promoted through Neighbourhood Plans.

The Spatial Strategy

- 4.135. Throughout the Local Plan's development, proposals for new housing and employment growth have been focused at the most sustainable locations in three Growth Areas beyond the Green Belt. These Growth Areas continue to provide a sustainable approach by capitalising on existing shared infrastructure capacity and recognising where new infrastructure can benefit a wider part of the Council's area, such as the new Beaulieu Park Railway Station and Chelmsford North-East Bypass, or where new community facilities can serve a wider population. This approach also helps to ensure a mixture of site types and sizes to ensure the continuous delivery of new homes.
- 4.136. The Growth Areas are as follows:

Growth Area 1 – Central and Urban Chelmsford

- Location for a majority of previously developed sites
- Key destination for employment, retail and community facilities, and main transport hub
- Sustainable urban extension located adjacent to the urban area

Growth Area 2 – North Chelmsford

- A major area of development change with a growing garden community
- On a key transport corridor, with major new transport infrastructure being brought forward as a result of existing allocation sites
- New strategic infrastructure including schools, neighbourhood and community centres

Growth Area 3 – South and East Chelmsford

- Sustainable urban extension to the existing town of South Woodham Ferrers and a new garden community to the east of Chelmsford.
- Opportunities for smaller allocations to support existing communities and their services and facilities

4.137. In formulating the Spatial Strategy, CCC has given substantial weight to using brownfield land within settlements in line with the approach promoted by the 2023 NPPF (para. 124 c). Allocating suitable and available brownfield sites within the City Centre accommodates around 7% of the overall need for the Plan period, leaving a large balance to be accommodated on greenfield sites. Given the large scale of development required, CCC has continued the approach of the adopted Local Plan by planning for large new settlements to meet identified needs in a sustainable way through self-contained communities supported by the necessary infrastructure, as endorsed by the NPPF (para. 74). However, due to the time it takes to plan and build such large developments, it is recognised that the strategy also needs to include a mix of medium and small sites to accommodate growth in a timely fashion.

Neighbourhood Plans

- 4.138. There are six made Neighbourhood Plans in CCC's area, and two designated neighbourhood areas with plans in progress. The NPPF says that strategic policies should set a housing requirement for designated neighbourhood areas to reflect the overall strategy for the pattern and scale of development.
- 4.139. The Preferred Spatial Strategy brings forward Strategic Growth Site Policy 13 from the adopted Local Plan. This sets a housing requirement of around 100 new dwellings for Danbury designated neighbourhood area to be brought forward through the Neighbourhood Plan. The Danbury Neighbourhood Plan was made in December 2024 and allocates sites for 97 new homes.
- 4.140. Although there is no strategic requirement for Broomfield neighbourhood area to be set a housing requirement figure, the Broomfield Neighbourhood Plan proposes an allocation for community-led housing to meet local needs. The Broomfield Neighbourhood Plan was made in March 2025.
- 4.141. There is no strategic requirement for Boreham neighbourhood area or East Hanningfield neighbourhood area to be set a housing requirement to be met by neighbourhood plan allocations, as these areas are included within the proposed Spatial Strategy.

Small sites

- 4.142. The Government requires Local Plans to make some of its housing allocations on small sites of no more than a hectare (2023 NPPF, para. 70.a)). Small sites can often be built out relatively quickly, boosting the supply of homes early in the plan period, and enabling smaller development companies to build locally.
- 4.143. Over 90 small sites were submitted for consideration for development through the SHELAA. More than half have been discounted because they are in the Green Belt or Green Wedge. Many other sites are unsuitable for a number of reasons such as due to not meeting other Local Plan policies on a wide range of issues, being in an unsustainable location, being distant from defined settlements, or other factors including topology. The [full assessment \(SHELAA\)](#) can be viewed on the Council's website.
- 4.144. As of April 2026, 1,398 new dwellings are due to be delivered on small sites, which equals 8% of the proposed Local Plan allocations (17,380). This excludes any self and custom build houses that will be delivered on developments of more than 100 dwellings in accordance with Policy DM1 C) i).
- 4.145. Small sites have been assessed on a similar basis to other allocations within the Local Plan, considering a range of matters including site access, topography, neighbouring land uses and other physical constraints. A Small Sites Planning Briefs/Concept Frameworks document (October 2024) was produced to demonstrate how candidate sites could be developed to achieve the proposed number of homes and supporting on-site land uses such as open space or SuDS, and how sites can be accessed. These sites were included in the Pre-Submission consultation. The sites included are:
- 11b Land at Kingsgate, Bicknacre Road, Bicknacre
 - 11c Land West of Barbrook Way, Bicknacre
 - 14b Land South of Ford End Primary School, Ford End
 - 17a Land North of Abbey Fields, East Hanningfield
 - 17b Land East of Highfields Mead, East Hanningfield
- 4.146. The Small Sites Planning Briefs/Concept Frameworks document is not published on the Local Plan evidence base due to subsequent site changes, but is attached at Appendix 2.
- 4.147. Since then, two of the sites (11c and 14b) have been extended as part of the Additional Sites consultation, and revised site layouts are included within the [Additional Housing Sites Studies](#) (October 2025) (PL0018). This document accompanied the Additional Sites Consultation and is published on the Evidence Base.
- 4.148. The two documents consider that there are no overriding site constraints which mean that the sites are unsuitable or undeliverable.
- 4.149. Attempting to meet the entire residual housing and employment need on small sites would not be feasible due to the lack of site supply, and would not be a balanced strategy. Small sites would not deliver the same benefits in terms of new or improvements to existing

community services and facilities. Further detail is included within the Submission Housing Topic Paper (TP009).

Alternative Policy Approaches

- 4.150. The Local Plan review has considered a number of alternative policy approaches and options including different development quanta and spatial strategy options. Each policy in the Preferred Options Local Plan Consultation Document included 'Alternatives considered' which were tested in the Preferred Options Integrated Impact Assessment (IIA), alongside the proposed policies, to help ensure that the final version of the plan is justified and an appropriate strategy, when considered against the alternatives and other available and proportionate evidence.
- 4.151. Alternative spatial strategy options have also been tested in other evidence base reports such as the Water Cycle Study Scoping Report and Preferred Options Traffic Modelling Report. Both the Pre-Submission IIA and Additional Sites IIA Addendum consider different spatial strategy and development site options for growth.
- 4.152. In summary, key alternatives considered and rejected during the plan review in relation to the Spatial Strategy and Strategic Sites include:

Strategic Policy S1 – Spatial Principles

- No policy, rely on NPPF - The NPPF requires Local Plans to articulate a local vision to meet development needs.
- Alternative or additional Spatial Principles - the preferred Spatial Principles reflect national planning policy and the comments received to the Issues and Options consultation.

Strategic Policy S6 – Housing and Employment Requirements

- No policy, rely on NPPF - the NPPF requires local planning authorities to proactively meet the need for new housing, employment and retail through setting a clear strategy for their area.
- Identify additional retail floor space requirements - the Retail Capacity Study 2023 does not consider it necessary for the Local Plan to allocate additional convenience or comparison goods floorspace in Chelmsford City Centre or South Woodham Ferrers Town Centre.

Strategic Policy S7 – The Spatial Strategy

- No Policy, rely on NPPF - not having a policy would undermine the delivery of the Plan's Vision, Strategic Priorities and create uncertainty and ultimately lead to unplanned and uncoordinated development not supported by necessary infrastructure.
- Development growth in the Green Belt - sufficient and suitable land is available outside the Green Belt to meet development needs in a sustainable way. It would also undermine the protection of the Green Belt by national planning policy.
- Development growth in the Green Wedge - the Green Wedge is a locally important designation following the river valleys which has helped shape Chelmsford's

growth. Sufficient and suitable land is available outside the Green Wedge to meet development needs in a sustainable way.

- Alternative Spatial Strategy – Expand the existing development allocations within the adopted Spatial Strategy with further expansion of North East Chelmsford (Chelmsford Garden Community) – further expansion of these sites has been rejected for reasons including local road capacity, impact on wastewater recycling facilities, landscape capacity, and deliverability.
- Alternative Spatial Strategy – Growth along transport corridors at Chatham Green, Boreham, Howe Green and Rettendon - further expansion of these sites has been rejected for reasons including relative isolation from existing services, reliance on the private car, primary school capacity, and strategic highway capacity.
- Locations which could have formed part of an alternative Spatial Strategy – Other Key Service and Service Settlements outside the Green Belt – alternative locations have been rejected for reasons including lack of promoted or appropriate sites, coalescence between communities, and local road capacity.
- Alternative Spatial Strategy - Employment development at Howe Green (Junction 17 of the A12) – this approach was rejected due to lack of strategic highway capacity at junction 17 of the A12, and landscape capacity.

Strategic Policy S17 – Future of Chelmsford City Centre

- No Policy, rely on NPPF - the NPPF does not provide detailed guidance and the policy is required to give local focus and clarity to developers and local communities.

Site allocation Policies

- Do not carry forward the allocated site in the Local Plan - the site allocations represent a sustainable and sound development allocation, and the many allocations brought forward from the adopted Local Plan have been subject to Independent Examination. There are no overriding constraints that would hinder the delivery of the sites, which will contribute to housing supply.

Draft Policies Map

- 4.153. All the Local Plan site allocations are shown on the Policies Map included within Section 11 of the Pre-Submission Local Plan and Section 3 of the Additional Sites document. A schedule of the changes made between the adopted Policies Map (2020) and the Local Plan for Submission is set out in a Schedule of Adopted Policies Map Changes (SD015). This includes new site allocations as a colour wash, amended boundary of site allocations, amended employment and defined settlement boundaries, additional specialist residential accommodation notation, and alterations to the map notation.

NPPF December 2023 Checklist

- 4.154. The Local Plan submitted for examination will comprise the Pre-Submission (Regulation 19) Local Plan) and Focused Consultation Additional Sites (Regulation 19) Document. The Council has therefore reviewed these together against the requirements of the December 2023 NPPF.

4.155. The table below shows that the Local Plan partially meets/ meets all the requirements in respect to housing, the economy, and related matters. The full Local Plan Form and Contents Checklist updated in May 2026 is part of the evidence base at OSP011. Please note that the following table supersedes the version presented in the Pre-Submission Topic Paper.

Table 9: Relevant parts of the Local Plan Form and Contents Checklist

Commentary key:

Meets December 2023 NPPF requirement
Partially meets December 2023 NPPF requirement
Does not meet December 2023 NPPF requirement

NPPF 2023 Requirement	Paragraph	Commentary
<i>General Requirements</i>		
<i>Plan Content</i>		
Include strategic policies to address priorities for the development and use of land. They should set out an overall strategy for the pattern, scale and design quality of places.	17, 20	Included in Strategic Policies and Site Allocation policies.
Strategic policies should look ahead over a minimum 15-year period <u>from adoption</u> . Where larger scale developments are proposed that form part of the strategy for the area, policies should be set within a vision which looks further ahead (at least 30 years).	22	The Local Plan is anticipated to be adopted in late 2026 or early 2027 giving the plan a 14-15 year time period. Although this could be below the preferred 15 year time period set out in the NPPF, this is not a set requirement and would remain an appropriate time scale given that it is a 'transitional' plan and proposing strategic locations that will deliver beyond the plan period..
Indicate broad locations for development on a key diagram, and land use designations and allocations on a policies map.	23	Provided as part of Strategic Policy S7 – The Spatial Strategy.
Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period.	23	Applied throughout in site policies and in a detailed housing trajectory.

<i>Housing</i>		
Set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.	67, 68	There are eight designated neighbourhood areas, six with made Neighbourhood Plans and two in progress. The Pre-Submission plan continues to set out a housing requirement of 100 new dwellings for Danbury designated neighbourhood area. Broomfield is not being considered for new housing growth in the Spatial Strategy. Broomfield, East Hanningfield and Boreham neighbourhood plan areas fall within the overall strategy options for growth but a housing requirement has not been requested by these Neighbourhood Plan bodies.
Identify a supply of specific, deliverable sites for years one to five of the plan period, and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.	68	The housing trajectory and site allocation policies meet this requirement.
Identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare; unless it can be demonstrated that there are strong reasons why the 10% target cannot be achieved.	70	The Pre-Submission Local Plan includes sites to accommodate around 10% of the housing requirement on sites no larger than one hectare. Policy DM1 requires 5% self and custom build homes on all development of more than 100 homes. Further information will be set out in relevant Topic Papers.
Include a trajectory illustrating the expected rate of housing delivery over the plan period.	75	A detailed trajectory is included for the Plan period.
Be responsive to local circumstances and support rural housing developments that reflect local needs.	82	Set out in Strategic Policy S7 and Policy DM2.
Identify opportunities for villages to grow and thrive, especially where this will support local services.	83	Defined Settlement Boundaries (DSBs) allow development to come forward within villages in principle. Strategic Policy S7 allows new growth sites which are in accordance with the Spatial Principles and Strategic Policies to be allocated through relevant Neighbourhood Plans.

<i>Economy</i>		
<p>Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth.</p> <p>Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.</p> <p>Seek to address potential barriers to investment and be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices and to enable a rapid response to changes in economic circumstances.</p>	86	<p>Set out in various plan policies including Strategic Policies S6-S8, Policies DM4-DM6 and employment site allocations including SGS16b and GS9a. The plan considers economic changes since adoption, including the latest predicted growth sectors and the Employment Land Review (ELR) 2023 and Employment Land Review Focused Update 2024 with regards to needs for future employment floorspace.</p> <p>Strategic Policy S6 makes provision for 173,146sqm of net additional employment floorspace. This is informed by forecasts in the 2023 and 2024 Employment Land Reviews. The 2024 Focused Update reviewed the most up-to-date assumptions and data regarding future economic growth prospects for Chelmsford between 2022 and 2041. As a result, the Pre-Submission Local Plan exceeds the recommended minimum employment space requirements over the period to 2041. It under-allocates the need for employment space requirements associated with the July NPPF proposed revised Standard Method for assessing housing needs of 1,206 dwellings per annum compared with 945 dwellings per annum previously (in the 2023 ELR). However, based on the analysis of the demand and supply position (including sites with extant planning permission for employment), the Council has sufficient consented supply to meet job growth forecasts in overall terms throughout the plan period. The use of ‘around’ employment floorspace figures in specific site allocation policies also allows for an appropriate degree of flexibility in provision and for a higher or lower density development to be brought forward in conformity with other policies in the Plan as a whole. Strategic Policy S6 has also been amended to require a ‘minimum’ of 162,646sqm of new employment floorspace. Hence, the Council considers that through the Pre-Submission Local Plan and its future reviews, it will accommodate its employment needs going forward.</p>

Planning policies and decisions should recognise and address the specific locational requirements of different sectors.	87	Set out in various plan policies including Strategic Policies S6-S8, Policies DM4-DM6 and employment site allocations including SGS16b and GS9a. The plan considers economic changes since adoption, including the latest predicted growth sectors and the Employment Land Review (ELR) 2023 and Employment Land Review Focused Update 2024 with regards to needs for future employment floorspace.
Support a prosperous rural economy.	88	Set out in various plan policies including Strategic Policies S6-S8, Policies DM4-DM6 and employment site allocations including SGS16b and GS9a. The plan considers economic changes since adoption, including the latest predicted growth sectors and the Employment Land Review (ELR) 2023 and Employment Land Review Focused Update 2024 with regards to needs for future employment floorspace. The plan continues to allocate Rural Employment Areas and proposes extensions to two employment areas outside built-up areas.
<i>Town centres</i>		
Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.	90	Recognised in policies DM4 and S17 and residential site allocations in Location 1.
<i>Healthy and safe communities</i>		
Plan positively to meet school place requirements and to encourage development which will widen choice in education.	99	Data from ECC Education Services has been used to guide site allocations in the plan to ensure appropriate education provision is made. Plan policies including S9, S10 and relevant residential site allocation policies include requirements for new school provision. More detail is set out in the Submission Infrastructure Topic Paper.
Work proactively and positively with promoters, delivery partners and statutory bodies to	100	The City Council works proactively with service and infrastructure providers. More information is set out in the Council's Statement of Co-operation. The plan policies are also supported by needs

<p>plan for public service infrastructure.</p>		<p>identified in the Submission Infrastructure Delivery Plan.</p>
<p><i>Transport</i></p>		
<p>Actively manage patterns of growth. Significant development should be focused on locations which are/can be made sustainable. Opportunities to maximise sustainable transport solutions will vary between urban and rural areas - this should be taken into account in plan-making.</p>	<p>109</p>	<p>These considerations have been considered in the Spatial Strategy (Strategic Policy S7) which is informed by the wider plan evidence base including the 2024 Parish Audit and Integrated Impact Assessment.</p>
<p>Support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.</p>	<p>110</p>	<p>The plan provides for a variety of site types and uses to minimise journeys. The plan includes proposals and policies which seek to reduce the need to travel including Strategic Policies S2 and S16 and site allocations policies. It has also been prepared with the active involvement of local highways authorities.</p>
<p>Provide for any large-scale transport facilities that need to be located in the area and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. Such facilities include ports, airports, interchanges for rail freight, public transport projects and roadside services.</p>	<p>110</p>	<p>A new roadside facility is identified as a possible complementary employment generating use/service in Strategic Site Allocation 16b.</p>
<p>In assessing sites that may be allocated for development in plans, it should be ensured that: appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users, the design of streets, parking areas, other transport elements and the content of associated</p>	<p>114</p>	<p>Provision is set out in plan site allocations including requirements to promote sustainable travel provision and ensure suitable site access. Site policies are supported by other policies including Strategic Policies S1 and S16, the masterplan process and Making Places SPD. The site allocations are also supported by the Transport/Highways Modelling and Infrastructure Delivery Plan.</p>

<p>standards reflects current national guidance including the National Design Guide and the National Model Design Code; and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.</p>		
<i>Making effective use of land</i>		
<p>Set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.</p>	123	<p>The plan seeks to make the best use of brownfield sites to meet future development growth needs as identified in updated evidence base reports including the Strategic Housing Needs Assessment, SHELAA, Urban Capacity Study and Employment Land Reviews.</p>
<p>Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.</p>	124	<p>The plan proposes site allocations on land in both urban and rural areas and seeks to achieve environmental gains e.g., by providing enhanced public access to the countryside, new tree planting (DM17) and biodiversity net gain (DM16).</p>
<p>Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.</p>	124	<p>The plan seeks to make the best use of brownfield sites to meet future development growth needs as identified in updated evidence base reports including the Strategic Housing Needs Assessment, SHELAA, Urban Capacity Study and Employment Land Reviews. Proposed allocations include sites in Location 1 and Growth Site 5.</p>
<p>Promote and support the development of under-utilised land and buildings.</p>	124	<p>The plan seeks to make the best use of brownfield sites to meet future development growth needs as identified in updated evidence base reports including the Strategic Housing Needs Assessment, SHELAA, Urban Capacity Study and Employment Land Reviews. Proposed allocations include sites in Location 1.</p>
<p>Support development that makes efficient use of land, taking into account the need for different types of housing and other forms of development,</p>	128	<p>Addressed in the plan including site allocations and policies including S14, S17 and DM31. The plan is also informed by evidence including on number and type of homes required, land</p>

local market conditions, the availability and capacity of infrastructure and services, the character and setting of the area, and the importance of securing well-designed, attractive and healthy places.		available to accommodate development, market conditions, viability and infrastructure capacity.
<i>Green Belt</i>		
Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process.	145	No changes are proposed to the adopted Green Belt boundaries in the plan as sufficient land is available to accommodate growth outside of the Green Belt. There are no exceptional circumstances evident to justify any Green Belt amendments.
<i>Climate change, flooding and coastal change</i>		
Take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperature.	158	Set out in plan through Strategic Priority 1 and various policies including Strategic Policy S2, DM16, DM18, DM19, DM25 and DM31. Making Places SPD further supports this.
Steer new development to those areas with the lowest risk of flooding from any source. If this is not possible, the exception test may have to be applied, informed by the potential vulnerability of the site and of the development proposed. Where this is the case, sites need to demonstrate that the development would provide wider sustainability benefits outweighing the flood risk and that the development would be safe for its lifetime without increasing flood risk elsewhere	168 - 170	Set out in the plan through various policies including Strategic Policies S1, S2 and S9, Policy DM18 and site allocation policies. The plan is supported by updated evidence base reports including Strategic Flood Risk Assessments Level 1 and 2, Water Cycle Studies and Sequential and Exception Testing.

(and where possible will reduce flood risk overall).		
<i>Minerals</i>		
<p>Provide for the extraction of mineral resources of local and national importance.</p> <p>Encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place.</p>	215, 216	<p>More relevant to Minerals Planning Authorities.</p> <p>The plan is informed by the Adopted Minerals Local Plan (MLP). Minerals Safeguarding Areas are designated on the Draft Policies Plan. Relevant site allocation policies also require a Minerals Resource Assessment to be undertaken to assess if the site contains a viable minerals resource that would require extraction prior to development.</p>

5. Future Work – Beyond the Local Plan

- 5.1. Once the Local Plan is adopted, a number of further site studies will be carried out by developers working with the Council to advance development proposals and help ensure well-designed, high quality, sustainable developments. Depending on the scale of development, these will be in the form of strategic development frameworks, masterplans/development frameworks, or planning/site briefs.
- 5.2. These studies are expected to reflect the allocated site area, development principles set out in the site policy, and supporting evidence, and cover a range of matters including access, site context, infrastructure, land use, layout principles, delivery and phasing. Further detail is set out in the Council’s Revised Masterplan and Development Framework Procedure (PLO033). This also sets out the appropriate level of masterplanning for each Local Plan site.
- 5.3. The Local Plan will also be used as an implementation document for site allocations within it as set out above, but also the Plan’s policies will be applied to all development proposals in terms of strategic compliance, and detailed matters set out in development management policies. In addition, the monitoring framework will be used to monitor the Local Plan’s success in meeting the Strategic Priorities through indicators set out in the Plan, with the outcomes reported through the Authority’s Monitoring Report.

6. Conclusion

- 6.1. The Spatial Strategy and the selection of the allocation sites has been informed by a wide range of considerations, including:
 - National Policy, for example, to ensure that Green Belt boundaries are only altered in exceptional circumstances, and to direct development towards accessible locations
 - Adopted Local Plan, for example, planned new infrastructure and unimplemented housing commitments
 - The Local Plan evidence base
 - The main issues raised in responses to previous consultation stages
 - Findings and recommendations of stages of the IIA
 - The ability to maximise the use of existing/proposed new infrastructure and to deliver new and improved infrastructure, and
 - The outcomes from engagement activities and discussions with key stakeholders and partners including Highways England, Essex County Council and neighbouring Local Planning Authorities.
- 6.2. The rationale for the Spatial Strategy and the selection of strategic sites is clear, well informed and capable of being found legally compliant and sound at Independent Examination. Chelmsford faces development constraints but has suitable land supply and availability to meet its full development needs under the transitional arrangements for plan-making set out in the revised NPPF (December 2024).
- 6.3. The Spatial Strategy performs the basis for the long-term planning of the area and will enable the identification of land to accommodate delivery of housing and employment growth. The IIA also shows that the Spatial Strategy and Strategic Sites contained within the Local Plan perform similar to, or better than, the alternatives considered when assessed against the IIA objectives when compared with reasonable alternatives.
- 6.4. The evidence base is considered up-to-date and extensive and indicates that the Spatial Strategy and Strategic Sites contained within the Local Plan are appropriate, sustainable and consistent overall with national planning policy contained within the NPPF.

Appendices

Appendix 1 Site Allocations at a Glance

Appendix 2 Small Sites Planning Briefs/Concept Frameworks

APPENDIX 1 - Site Allocations at a Glance

Site No.	Site name	Location	Proposed development	Site Status	Policies Map No.
Growth Area 1 – Central and Urban Chelmsford					
1a	Chelmer Waterside allocations	Chelmsford Urban Area	880 homes	Adopted Local Plan	4
	CW1a Former Gas Works	Chelmsford Urban Area	450	Adopted Local Plan, increased in Pre-Submission Plan	4
	CW1c Lockside	Chelmsford Urban Area	130	Adopted Local Plan	4
	CW1b Badow Road Car Park and land to the East of CP	Chelmsford Urban Area	190	Adopted Local Plan	4
	CW1e Travis Perkins	Chelmsford Urban Area	75	Adopted Local Plan	4
	CW1f Navigation Road Sites	Chelmsford Urban Area	35	Adopted Local Plan	4
1b	Former St Peter's College, Fox Crescent	Chelmsford Urban Area	185 homes	Adopted Local Plan	4
1d	Riverside Ice and Leisure Land, Victoria Road	Chelmsford Urban Area	150 homes	Adopted Local Plan	4
1e	Civic Centre Land, Fairfield Road	Chelmsford Urban Area	100 homes	Adopted Local Plan	4
1f	Eastwood House Car Park, Glebe Road	Chelmsford Urban Area	197 homes	Adopted Local Plan	4
1g	Chelmsford Social Club, Springfield Road	Chelmsford Urban Area	29 homes	Adopted Local Plan	4
1h	Ashby House Car Parks, New Street	Chelmsford Urban Area	80 homes	Adopted Local Plan	4
1i	Rectory Lane Car Park West	Chelmsford Urban Area	75 homes, potential for student accommodation	Adopted Local Plan	4
1k	Former Chelmsford Electrical and Car Wash, Brook Street	Chelmsford Urban Area	40 homes	Adopted Local Plan	4
1l	BT Telephone Exchange, Cottage Place	Chelmsford Urban Area	30 homes	Adopted Local Plan	4
1m	Rectory Lane Car Park East	Chelmsford Urban Area	23 homes	Adopted Local Plan	4
1n	Waterhouse Lane Depot and Nursery	Chelmsford Urban Area	20 homes	Adopted Local Plan	4
1p	British Legion, London Road	Chelmsford Urban Area	15 homes	Adopted Local Plan	4
1q	Rear of 17 to 37 Beach's Drive	Chelmsford Urban Area	18 homes	Adopted Local Plan	4
1r	Garage Site, St Nazaire Road	Chelmsford Urban Area	12 homes	Adopted Local Plan	4
1s	Garage Site and Land, Medway Close	Chelmsford Urban Area	6 homes	Adopted Local Plan	4
1t	Car Park R/O Bellamy Court, Broomfield Road	Chelmsford Urban Area	10 homes	Adopted Local Plan	4
1v	Railway Sidings, Brook Street	Chelmsford Urban Area	Business or industrial use	Adopted Local Plan	4
1w	Meadows Shopping Centre and Meadows Surface Car Park	Chelmsford Urban Area	757 homes	Pre-Submission Plan	4
1y	Land between Hoffmans Way and Brook Street (Marriage's Mill)	Chelmsford Urban Area	100 homes	Pre-Submission Plan	4
1z	Granary Car Park, Victoria Road	Chelmsford Urban Area	50 homes	Pre-Submission Plan	4
1aa	Coval Lane Car Park	Chelmsford Urban Area	40 homes	Pre-Submission Plan	4
1bb	Glebe Road Car Park	Chelmsford Urban Area	12 homes	Pre-Submission Plan	4
1cc	Andrews Place, Land West of Rainsford Lane	Chelmsford Urban Area	250 new affordable homes (183 net new affordable homes)	Pre-Submission Plan	4
1dd	Land at former Kay-Metzeler Premises, Brook Street	Chelmsford Urban Area	100 homes	Additional Sites Plan	SGS1dd
2	West Chelmsford	Writtle Parish	880 homes	Adopted Local Plan	3

Site No.	Site name	Location	Proposed development	Site Status	Policies Map No.
3a	East of Chelmsford – Manor Farm	Great Baddow Parish	360 homes	Adopted Local Plan, increased in Pre-Submission Plan	3
3b	East of Chelmsford – Land North of Maldon Road (Employment)	Sandon Parish	5,000sqm employment floorspace	Adopted Local Plan	3
3c	East of Chelmsford – Land South of Maldon Road	Sandon Parish	109 homes	Adopted Local Plan, increased in Pre-Submission Plan	3
3d	East of Chelmsford – Land North of Maldon Road (Residential)	Sandon Parish	65 homes	Adopted Local Plan, increased in Pre-Submission Plan	3
4	Land North of Galleywood Reservoir	Galleywood Parish	24 homes	Adopted Local Plan	16
5	Land Surrounding Telephone Exchange, Ongar Road	Writtle Parish	25 homes	Adopted Local Plan, increased in Pre-Submission Plan	37
18a	Land North West of Chelmsford (Hollow Lane)	Chelmsford Urban Area / Chignal Parish	100 homes	Additional Sites Plan	SGS18a
19	Land West of Patching Hall Lane	Broomfield Parish	200 homes	Additional Sites Plan	SGS19
Growth Area 2 – North Chelmsford					
6	North East Chelmsford (Chelmsford Garden Community)	Chelmsford Garden Community Parish	5,579 homes, around 56,946sqm of employment land	Adopted Local Plan, increased in Pre-Submission Plan and Additional Sites Plan	3
7a	Great Leighs - Land at Moulsham Hall	Great and Little Leighs Parish	750 homes	Adopted Local Plan	18
7b	Great Leighs – Land East of London Road	Great and Little Leighs Parish	390 homes including specialist residential homes for older persons	Adopted Local Plan, increased in Additional Sites Plan	SGS7b
7c	Great Leighs – Land North and South of Banters Lane	Great and Little Leighs Parish	113 homes	Adopted Local Plan, increased in Additional Sites Plan	18
8	North of Broomfield	Broomfield Parish / Little Waltham Parish	512 homes	Adopted Local Plan, increased in Pre-Submission Plan	10
9a	Waltham Road Employment Area	Boreham Parish	Expansion of existing employment area for 14,000sqm of employment floorspace	Adopted Local Plan, increased in Additional Sites Plan	SGS9a
9b	Land to the East of 118-124 Plantation Road, Boreham	Boreham Parish	60 homes including specialist residential homes for older persons		SGS9b, 9c
9c	Land South of Main Road and Dukes Wood Close, Boreham	Boreham Parish	22 homes including specialist residential homes for older persons		SGS9b, 9c
14b	Land South of Ford End Primary School	Great Waltham Parish	75 homes	Pre-Submission Plan, increased in Additional Sites Plan	SGS14b
15	Little Boyton Hall Farm Employment Area	Roxwell Parish	Expansion of existing employment area for 6,000sqm of employment floorspace	Adopted Local Plan	3
Growth Area 3 – South and East Chelmsford					
16a	East Chelmsford Garden Community (Hammonds Farm)	Boreham, Chelmer Village, Danbury, Little Baddow and Sandon Parishes	3,000 homes, 43,000sqm employment floorspace	Pre-Submission Plan	3
16b	Land adjacent to A12 Junction 18 Employment Area	Sandon Parish	43,000sqm employment floorspace	Pre-Submission Plan	3
10	North of South Woodham Ferrers	South Woodham Ferrers Parish	1,220 homes, 1,200 sqm business floorspace	Adopted Local Plan, increased in Pre-Submission Plan	5

Site No.	Site name	Location	Proposed development	Site Status	Policies Map No.
11b	Land at Kingsgate, Bicknacre Road	Woodham Ferrers and Bicknacre Parish	20 homes on a site of up to 1ha	Pre-Submission Plan	8
11c	Land West of Barbrook Way	Woodham Ferrers and Bicknacre Parish	250 homes	Pre-Submission Plan, increased in Additional Sites Plan	SGS11c
12	St Giles, Moor Hall Lane	Woodham Ferrers and Bicknacre Parish	50 units of specialist residential accommodation	Adopted Local Plan, increased in Additional Sites Plan	8
13	Danbury	Danbury Parish	100 homes to be allocated through the Danbury Neighbourhood Plan	Adopted Local Plan	12
17a	Land North of Abbey Fields	East Hanningfield Parish	11 homes on a site of up to 1ha	Pre-Submission Plan	13
17b	Land East of Highfields Mead	East Hanningfield Parish	20 homes on a site of up to 1ha	Pre-Submission Plan	13
17c	Land South of Rough Hill Complex, East Hanningfield	East Hanningfield Parish	115 homes	Additional Sites Plan	SGS17c, SGS17d, GS17e
17d	Land South and South East of Hanningfield Village	East Hanningfield Parish	150	Additional Sites Plan	SGS17c, SGS17d, GS17e
17e	Land South of Windmill Farm, Back Lane, East Hanningfield	East Hanningfield Parish	40	Additional Sites Plan	SGS17c, SGS17d, GS17e
20	Land to East and North of Rettendon Place	Rettendon Parish	350	Additional Sites Plan	SGS20
21a	Land north of Old Rectory Lodge, Main Road, Woodham Ferrers	Woodham Ferrers and Bicknacre Parish	15	Additional Sites Plan	GS21a, GS21b
21b	Land north of Congregational Church, Main Road, Woodham Ferrers	Woodham Ferrers and Bicknacre Parish	15	Additional Sites Plan	GS21a, GS21b

Maps

Pre-Submission Maps (e.g. 4) – from Page 346 of this document: [Pre Submission Consultation 2025](#)

Additional Sites Maps (e.g. SGS1dd) – from Page 82 of this document: [Pre Submission Additional Sites Consultation 2025](#)

Grey shading = employment site

For info: Adopted Local Plan: chelmsford.gov.uk/media/id1jmniz/chelmsford-local-plan-may-2020-includes-a1-plans.pdf

Small Sites

Planning Briefs/
Concept Frameworks

Contents

Introduction	3
Small Sites List and Report Scope	
Site 11b	4
Land at Kingsgate, Bicknacre.	
Site 11c	6
Land West of Barbrook Way, Bicknacre.	
Site 14b	8
Land South of Ford End Primary School, Ford End	
Site 17a	10
Land North of Abbey Fields, East Hanningfield.	
Site 17b	12
Land East of Highfields Mead, East Hanningfield.	

Introduction

The National Planning Policy Framework (NPPF) seeks local planning authorities to identify development sites to accommodate 10% of their housing requirement figure on sites no larger than one hectare. In addition to sites of one hectare or less already identified in the Council's Housing Trajectory, the following new sites have been identified through the review of the Local Plan:

Small Sites List

Site	Site Name	Location
11b	Land at Kingsgate, Bicknacre Road	Woodham Ferrers and Bicknacre Parish
11c	Land West of Barbrook Way	Woodham Ferrers and Bicknacre Parish
14b	Land South of Ford End Primary School	Great Waltham Parish
17a	Land North of Abbey Fields	East Hanningfield Parish
17b	Land East of Highfields Mead	East Hanningfield Parish

Report Scope

This document details the constraints and opportunities of each of these five sites.

This has then informed and supported the site allocations and identifies suitable red line boundaries. A site layout is proposed for each site, to explore how the site could be laid out; and to explore the capacity of each site given the constraints which have been identified as part of this exercise.

The site layout is also proposed to test the capacity of each site in response to local character.

This does not preclude other design solutions but ensures that the capacity of the sites have been robustly tested to support their allocation in the local plan; but this is not an exhaustive assessment as this will be required through the detailed planning application process.

This document forms part of the evidence base for the Local Plan Review 2024.

Site 11b

Land at Kingsgate, Bicknacre Road, Bicknacre

Site Constraints

- Protected trees on southern boundary.
- There is a fine well established hedge to the Bicknacre Road along the eastern boundary .
- Neighbour amenity to northern boundary.
- Situated between two areas forming the Defined Settlement Boundary of Bicknacre and in the rural area.
- Public open space to the south of the site.
- Site is generally flat with a slight fall to the south, with drainage ditches a feature at the boundaries.
- Bus stop to front of site on Bicknacre Road (this represents an opportunity in addition to being a constraint).
- Bicknacre Road includes a footpath and is well within the 30mph speed restriction in the village.
- Bridleway to southern boundary of site.



Site Capacity

Around 20 homes on a site of 1ha.



Layout Considerations: Site 11b

- Red line boundary to exclude an area to the west of the site. This area includes the trees on the boundary to the west of the site.
- Access from Bicknacre Road from an additional one or more junctions positioned at appropriate locations.
- Open boundary to the bridleway to the south with built form set back from the existing trees on the southern boundary.
- Dwellings on the southern boundary provide natural surveillance to the bridleway.
- Built form to the northern boundary to be of a suitable form, orientation, and location to protect residential amenity to the dwellings to the north.
- Appropriate provision of open space within the site boundary.
- Open, irregular and loose arrangements of buildings with form, appearance and materials responding positively to best examples of Bicknacre and the Essex vernacular
- Location of drainage features is consistent with site topography, with the potential for flood risk and integrated water management measures to be sited on the land bordered in blue to the west of the 1 hectare site (bounded in red above).

Site 11c

Land West of Barbrook Way, Bicknacre

Site Constraints

- The site is currently outside of the Defined Settlement Boundary and in the rural area.
- Off-site protected tree to eastern boundary of the site.
- Gently sloping site falling to the north.
- Established residential properties along the entire eastern boundary.



Site Capacity

Around 20 homes on a site of 1ha.



Layout Considerations: Site 11c

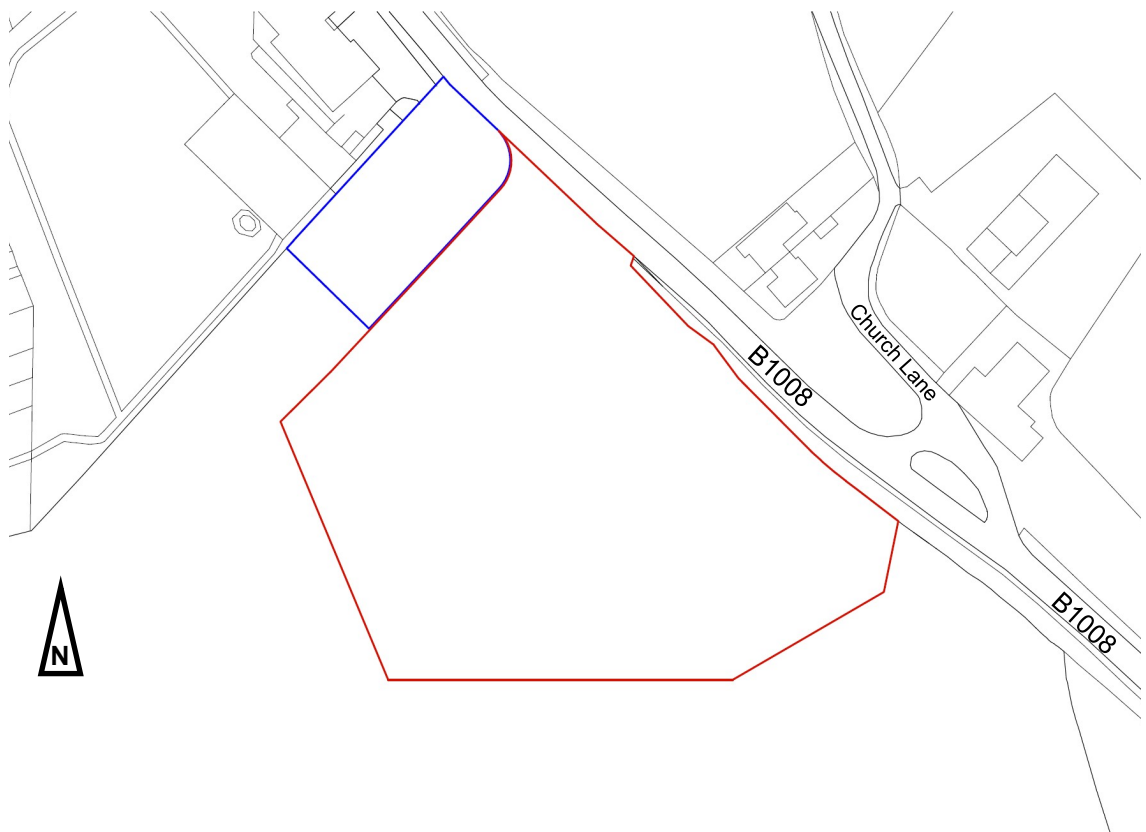
- The layout will complete the block structure and close off the open and exposed backs to the existing half-block structure of Barbrook Way and Meadow View.
- Potential link of the open space to Meadow View with a potential pedestrian link.
- Dwelling orientation to face out of the site to the west with corner turning dwellings at the sensitive corners within the site.
- Access road to the southern and eastern edge of the red line boundary with softening of the village edge provided by tree planting and landscaping.
- Access from Barbrook Way which will also connect to the pedestrian routes on the surrounding streets and rights of way providing access to the village centre.
- A mix of dwelling types, variety in building orientation, variations in the set-backs from the main access road, and a range of roof forms and heights, seeks to create a sensitive village edge to the western and southern site boundaries.
- Location and type of flood risk and integrated water management measures should be consistent with, and take advantage of, site topography.

Site 14b

Land South of Ford End Primary School, Ford End

Site Constraints

- The site is currently outside of the Defined Settlement Boundary and in the rural area.
- Existing lay-by area on B1008 would require re-provision in close proximity to the primary school.
- Public open space to the north of the B1008.
- Gently sloping site to the north.
- Residential amenity would need to be considered should dwellings be proposed adjacent to the education facility to the north.
- The primary school site must also take safeguarding into account in the design of a secure school perimeter and accesses to the site.
- Noise and air quality considerations could be a site constraint arising from proximity to the B1008 to the north-east of the site.



Site Capacity

Around 20 homes on a site of up to 1ha.



Layout Considerations: Site 14b

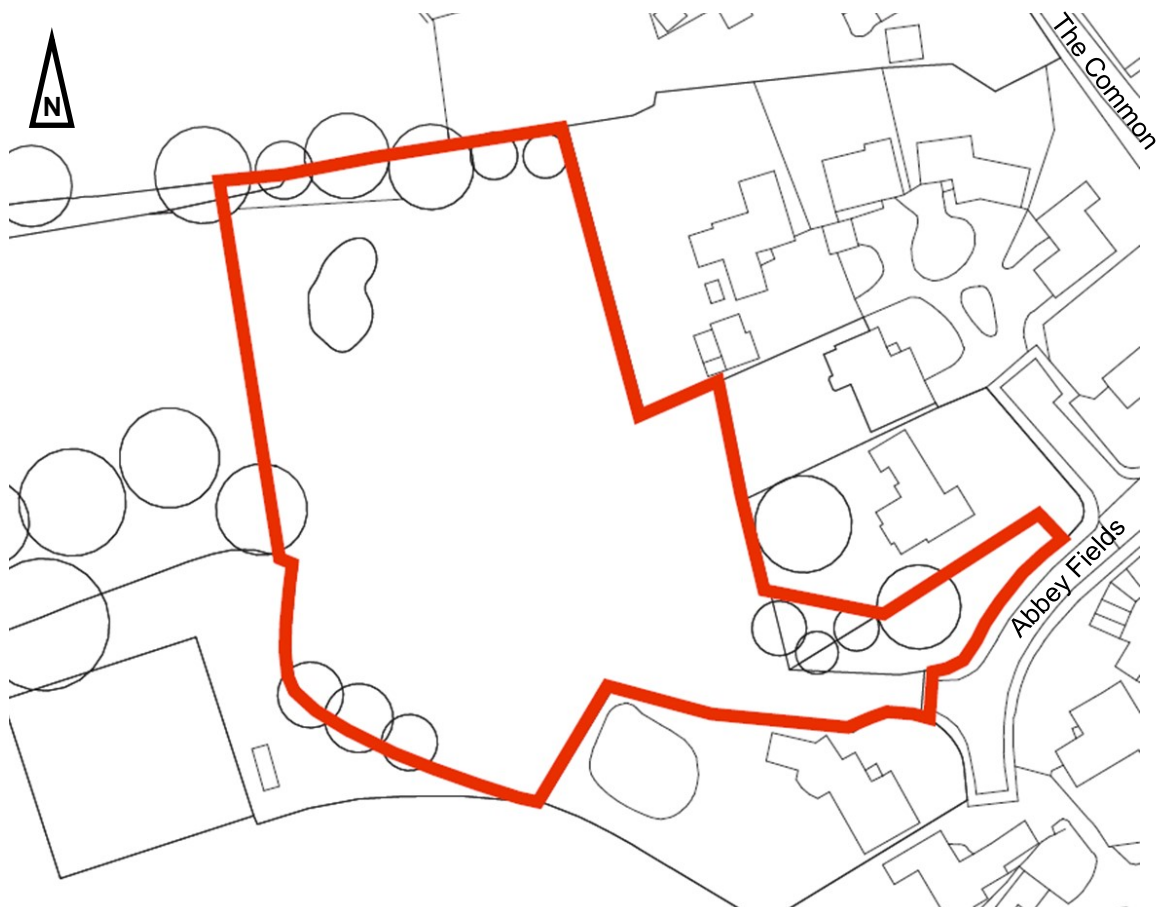
- Red line boundary to enclose an area of 1ha to contain housing consisting of circa 20 dwellings.
- Further areas of open space and SUDs features are to be provided within the 1 hectare site; with provision of parking area for the primary school to the north.
- Layout comprises of two perimeter blocks with outward facing dwellings and a looped access with design speeds of 10mph or less.
- Tree planting and landscaping to the edges of the site to soften the boundary with the rural area and provide a buffer to the noise from the road (B1008)
- A mix of dwelling types, orientations, variety in the set-backs from the access roads and driveways, and various roof forms and heights, seek to create a sensitive village edge to the site boundaries.
- Access from B1008 via a suitably designed junction to provide safe access to the site.
- Potential exists for highway safety improvements off-site to the B1008.
- Location and type of flood risk and integrated water management measures should be consistent with, and take advantage of, site topography.

Site 17a

Land North of Abbey Fields, East Hanningfield

Site Constraints

- Gently sloping site falling to the north.
- Ponds are a feature on site and to the adjacent site to the southern boundary.
- Preservation of access to adjoining parcels of land to the east may be a constraint.
- The access may be restricted in width.
- Protected trees exist across the site.
- Public open space to the southern boundary (includes some floodlighting).
- Residential amenity to the existing properties on Abbey Fields would need to be considered.
- Conservation area and heritage assets are circa 45m and 140m respectively to the south-east although these are not in the immediate vicinity of the site itself.



Site Capacity

Around 11 homes on a site of up to 1ha.



Layout Considerations: Site 17a

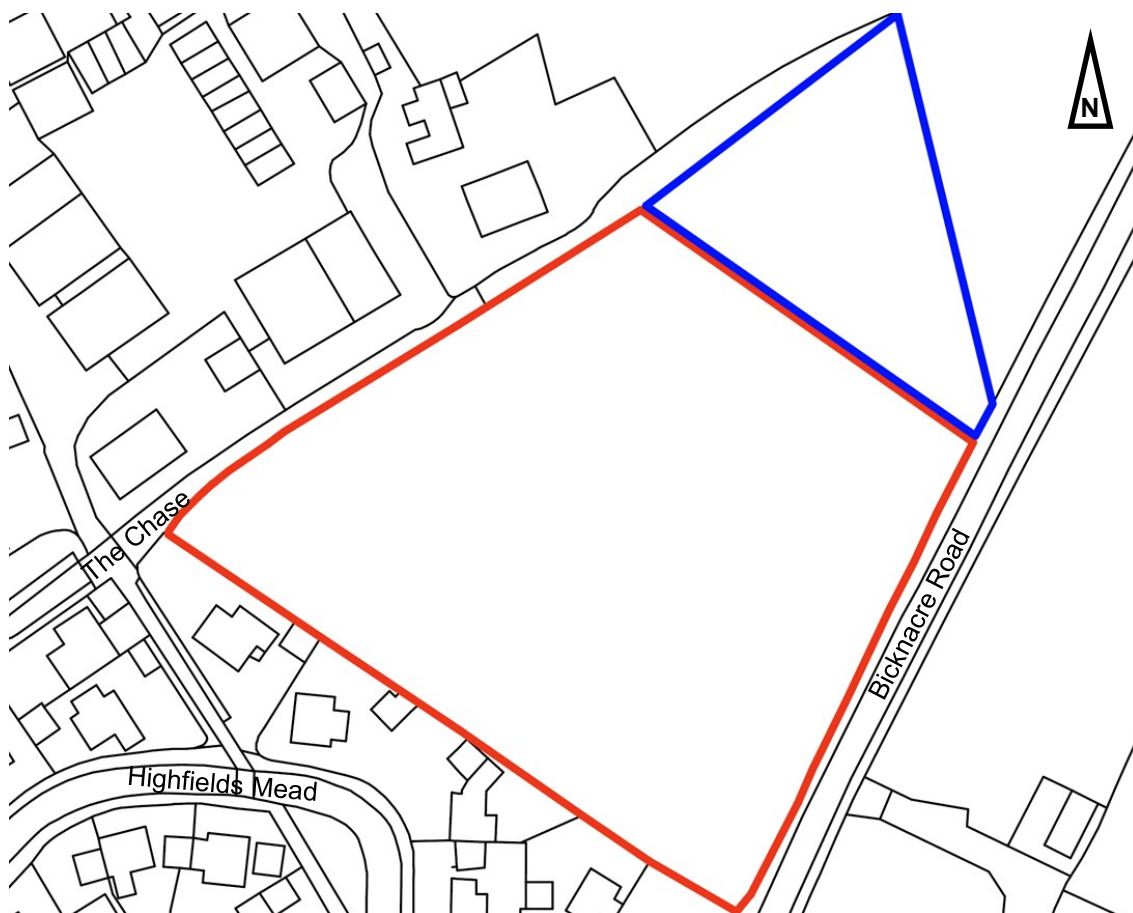
- Site Access from Abbey Fields on existing turning head to the western end of the existing cul-de-sac of Abbey Fields, off The Common, East Hanningfield.
- Main bulk of the site area is currently outside of the Defined Settlement Boundary in the rural area.
- Site access is constrained by protected trees their canopies and root systems.
- Looped access with private driveways off the main access road.
- A constrained site results in a reduction in the capacity of the site.
- A mix of property sizes enable a development which reflects the village character of the locality.
- Smaller dwellings back onto the southern boundary with the existing public open space to the south.
- Larger properties are proposed which would back onto the existing larger dwellings on Abbey Fields; these would comply with the policy requirements to preserve existing residential amenity.
- Protected trees are present although back to boundary distances, and garden sizes, would enable policy compliant residential amenity spaces to be provided reducing conflict with the protected trees on site.
- Public open space is provided to include the retention of trees and the existing pond on the site.
- The use of private driveways and design speeds of less than 10mph, open space in excess of minimum policy requirements, together with a low-density layout, will combine to respect the local village character.
- Existing screening to the southern boundary would prevent the southern boundary presenting exposed backs to the south.
- Potential pedestrian access to the public open space to the south.
- Footways connect to the existing footpaths on Abbey Fields.

Site 17b

Land East of Highfields Mead, East Hanningfield

Site Constraints

- Public right of way, and The Chase, to the northern boundary.
- Noise and air quality considerations could be a site constraint arising from proximity to the Bicknacre Road to the south of the site.
- Very slightly falling site to the south.
- Heritage Asset, Old Common Farmhouse, c.200m to the north-east of the site.
- Existing trees are present on the site in addition to some protected trees which are present off site. These protected trees are within the existing development of Highfields Mead to the west, and within Highfields Farm to the north-west.
- New access will need to account for existing junction and private driveways on Bicknacre Road.



Site Capacity

Around 20 homes on a site of up to 1ha.



Layout Considerations: Site 17b

- Vehicular access from new junction on Bicknacre Road with private driveways off this access to serve the dwellings and rear parking court.
- Perimeter block would be of appropriate size to provide a rear parking court to serve the dwellings to the north-eastern boundary.
- Rear parking court to the perimeter block enables the sensitive north-eastern boundary to be free of vehicular accesses, and will also allow the retention of trees on this boundary.
- Additional area of land outside of the red line boundary could provide natural greenspace in addition to public open space within the red line site boundary required as part of the development and assist with managing the sensitive boundary with the rural area.
- Layout enables retention of the existing trees on the site in addition to the retention of the majority of the hedge to the south-eastern boundary with Bicknacre Road.
- Potential for pedestrian access to the public right of way to the north.
- Potential for link to be formed for pedestrians to Highfields Mead to the south-west of the site with a landscaped and more open pedestrian access on a shared surface/private drive.
- Built form would back onto the existing exposed backs of Highfields Mead to the south-western boundary. This would mirror the existing pattern of development and respect separation standards to protect residential amenity.
- Private driveways access the dwellings to the north-western boundary; this would reflect the local character where accesses are formed from narrow, low-speed roads, which are predominantly dead-ends. The trees to the north would be retained and additional planting could be introduced to enhance the existing character where the scheme would be visible from the existing right of way.
- Location and type of flood risk and integrated water management measures should be consistent with, and take advantage of, site topography.

Planning Policy and Local Plan

Chelmsford City Council



Civic Centre, Duke Street, Chelmsford. CM1 1JE



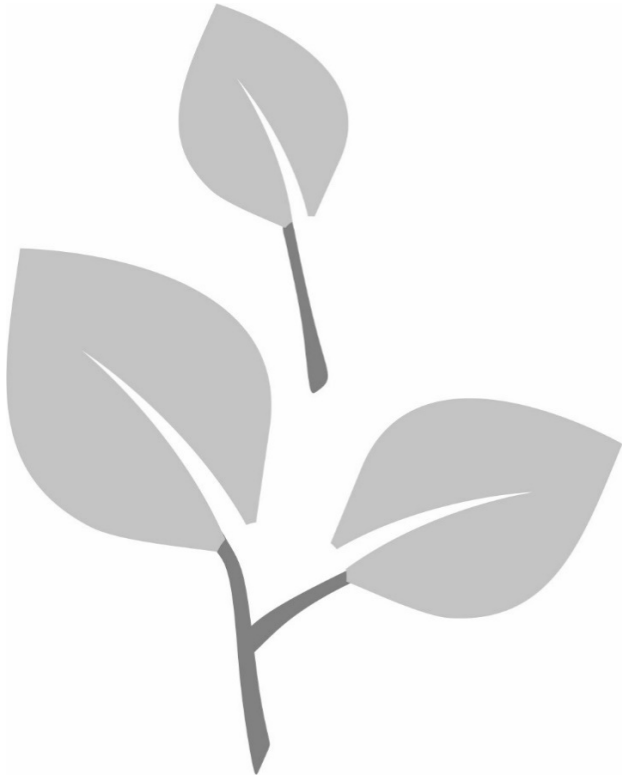
01245 606330



www.chelmsford.gov.uk/your-council/contacting-us/contacting-us-online/



<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/>



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

Please call 01245 606330

Spatial Planning Services
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

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

Document published by
Spatial Planning Services
© Copyright Chelmsford City Council

