



# Chelmsford Local Plan

Review of the adopted Local Plan

## TP015

Submission Topic Paper  
Historic Environment

May 2026

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## 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 Historic Environment and how the Local Plan will ensure the protection and enhancement of the historic environment.
- 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 Historic Environment 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 topics and issues covered by this Topic Paper are:
  - Definition of heritage assets
  - Chelmsford's Historic Environment
  - National and local planning policies and guidance covering heritage issues
  - Co-operation with Key Stakeholders
  - The findings of the Integrated Impact Assessment
  - Consultation feedback and Local Plan approach focusing on relevant Strategic Priorities and Policies related to the Historic Environment including:
    - **Strategic Priority 3** – Protecting and enhancing the Natural and Historic Environment and support an increase in biodiversity and ecological networks
    - **Strategic Policy S1** – Spatial Principles with principle (f) relating to the historic environment: respect the character and appearance of landscapes and the build environment, and preserve or enhance the historic and natural environment and biodiversity
    - **Strategic Policy S3** - Conserving and enhancing the historic environment
    - Relevant Development Management Policies including **DM13** - Designated heritage assets, **DM14** - Non-designated heritage assets and **DM15** Archaeology.
- 1.5 Over the coming years Chelmsford is forecast to be the major growth location for jobs and homes in Essex. A key component of the Plan is therefore to balance the benefits of development against its possible impacts. These principles are set out in the Local Plan's

Strategic Priorities, Vision and Spatial Principles which in turn have closely informed the Plan's Spatial Strategy.

- 1.6 This paper covers how the Historic Environment has been considered when preparing the Local Plan and how the Plan seeks to provide a development strategy which seeks to ensure suitable protection of historic assets. This includes appropriate measures being identified in site policies as well as policy proposals to ensure the protection of heritage assets through planning applications.
- 1.7 This Topic Paper supersedes the [Pre-Submission Heritage Environment Topic Paper published in February 2025 \(TP007\)](#), which included versions published at Issues and Options, and Preferred Options as Appendices.

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

## 3. Types of heritage assets and the historic environment

- 3.1. The following definitions set out various aspects of the historic environment.
- 3.2. **Historic environment** – all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
- 3.3. **Heritage asset** – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. These include designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.4. **Designated heritage asset** - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- 3.5. **Non-designated heritage asset** – includes buildings and landmarks which although not listed, are deemed to be of local historical significance and/or heritage value.
- 3.6. **Setting** – the surroundings in which a designated or non-designated heritage asset is experienced, which can include its own land, the wider street scene or landscape setting.
- 3.7. **Conservation area** – a defined area of special architectural and historic interest covering buildings, trees, public realm and historical association.
- 3.8. **Conservation** - The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 3.9. **Landscape character** – specifically including historic land use, settlement, field systems, valued historic features, and sensitivity to change.
- 3.10. **Archaeological interest** – an asset which holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

## 4. Background to Chelmsford's Historic Environment

- 4.1. The historic environment is all around the area, within the city, the villages and the countryside. It gives a connection to our past and shapes communities and local identity. It can be a constraint but it also presents opportunities.
- 4.2. This Topic Paper sets out the background to the historic environment so that the review of the adopted Local Plan is fully informed, and any additional evidence base information is prepared.
- 4.3. Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance and for their contribution to the special character of Chelmsford. Within Chelmsford's administrative area there are 1,013 listed buildings (April 2026). There are also 26 Conservation Areas, 18 Scheduled Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map. Except for Conservation Areas, these designated heritage assets are identified within the National Heritage List for England, administered by Historic England.
- 4.4. Buildings are listed based on their special architectural or historic interest. These buildings are subject to special planning controls over their demolition, partial demolition, alteration or extension in any manner which affects their special character. Within Chelmsford there are a high number of timber frame buildings from the 14th-17th centuries reflecting the prosperity of the area in this period and displaying vernacular building techniques, notably within the rural areas and village centres, such as Stock, Writtle, Boreham and Great Waltham. The survival of vernacular buildings across the administrative area contributes to its distinctiveness.

- 4.5. There are 63 Grade I and II\* listed buildings, including medieval parish churches, structures at Pleshey Castle, Henry VIII's palace at New Hall, country houses (such as Langleys, Leez Priory and Boreham House) and exceptionally complete timber framed buildings and rectories.
- 4.6. Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. Conservation Areas are defined and designated by the Council. They are areas of special architectural or historic interest where the Council has a statutory duty to preserve or enhance their character or appearance. The Council will produce character appraisals and management plans for its Conservation Areas. Five Conservation Areas cover the City Centre, 18 historic village centres, St John's Hospital and John Keene Memorial Homes and are designated for their special character.
- 4.7. The Chelmer and Blackwater Navigation is also designated as a Conservation Area. This historic waterway, which extends through Braintree and Maldon districts, resulted in Chelmsford's expansion and development as an industrial centre from the late eighteenth century. It is significant for its structures (including 13 locks), landscape character, leisure and recreational value.
- 4.8. There are six Registered Parks and Gardens, including an 800m long Avenue at New Hall, the rare 'canal' water feature at Boreham House and the Humphry Repton landscape at Hylands Park. The public parks at Hylands and Danbury have an important role in the distinctness of Chelmsford and social wellbeing. They also contribute to the local economy through organised events and formal and informal recreation. The Council recognises that Registered Parks and Gardens should be protected.
- 4.9. Archaeological and/or historical features represent a finite and non-renewable resource that is vulnerable to damage and destruction. Any works to Scheduled Monuments require the consent of the Secretary of State. There are 18 Scheduled Monuments, including a number of moated sites, Roman villas, the Iron Age Hillfort at Danbury, the late twelfth century earthwork castle at Pleshey and medieval salt works at South Woodham Ferrers. The Essex Site and Monument Record records for over 3,000 archaeological sites in Chelmsford.
- 4.10. In addition to designated heritage assets, Chelmsford has many non-designated assets which are worthy of protection and conservation for their architectural, townscape, landscape or historic interest. The Council will continue to update a list of heritage assets which have local value. This is titled Register of Buildings of Local Value and includes buildings, structures or features of local architectural or historic interest which make a positive contribution to their locality. 786 buildings are included on the current Register of Buildings of Local Value, and 12 sites are identified on the Inventory of Design Landscapes of Local Interest prepared by the Essex Gardens Trust. Both the designated and non-designated heritage assets reflect the expansion of Chelmsford as a manufacturing and technology centre in the early twentieth century, when Hoffmann, Marconi, and Crompton were in the town.

- 4.11. A Heritage at Risk programme has been implemented by Historic England. It protects and manages the historic environment so the number of 'at risk' historic places and sites across England is reduced. The Heritage at Risk Register identifies those sites that are most at risk of being lost because of neglect, decay or inappropriate development.
- 4.12. The Council also maintains a Buildings at Risk Register (including designated and non-designated heritage assets) and proactively works to seek their protection and conservation. Sustaining appropriate uses is part of a strategy to ensure their conservation and their economic contribution. The 2025 Buildings at Risk Register includes 12 entries. In determining planning applications, the Council will take account of the desirability of sustaining and promoting opportunities to enhance the significance of both designated and non-designated assets and their settings.
- 4.13. There are a number of country lanes and byways which are of historic and landscape value, and which make an important contribution to the rural character of certain areas, as set out in the Essex County Council Protected Lanes Studies. The Council intends to protect these lanes and byways by preserving, as far as possible, the trees and hedgerows, banks, ditches and verges which contribute to their character, and by resisting development proposals which have a detrimental effect upon them.
- 4.14. The role of historic assets can also contribute towards the area's wider green infrastructure network, to local character and distinctiveness, and the economy. The Council also seeks opportunities to promote the local distinctiveness of Chelmsford through heritage interpretation, blue plaques and public art.

## 5. Policy Context

- 5.1. 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).
- 5.2. 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.
- 5.3. 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

- 5.4. All relevant national planning policy and guidance have been considered in the Local Plan.
- 5.5. Section 16 of the NPPF (December 2023) sets out the objectives for the historic environment:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>1</sup>. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>2</sup> (Paragraph 195).

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place (Paragraph 196).

- 5.6. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest (Paragraph 197).

Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

(a) assess the significance of heritage assets and the contribution they make to their environment; and

(b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. (Paragraph 198)

Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible. (Paragraph 199)

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<sup>1</sup> Footnote 70 of paragraph 195 of the NPPF - The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#), as well as to plan-making and decision-making.

<sup>2</sup> Footnote 71 of paragraph 195 of the NPPF - The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#), as well as to plan-making and decision-making.

- 5.7. There are no substantial changes to national policy or guidance which directly impact the approach to this topic since the Issues and Options Local Plan stage.

## Historic England Local Plan Guidance

- 5.8. Historic England has produced guidance for planning and Local Plans.
- 5.9. The Historic Environment in Local Plans, Historic Environment Good Practice Advice in Planning: 1 (2015) states in paragraphs 4 and 5:

*When gathering evidence, it is important to bear in mind that this is not simply an exercise in setting out known sites but, rather, in understanding the value to society (i.e. the significance) of sites both known (such as those on the National Heritage List for England, see [www.HistoricEngland.org.uk/listing/the-list](http://www.HistoricEngland.org.uk/listing/the-list)) and potential, without which an understanding of the sometimes subtle qualities of the local distinctiveness and character of the local area may be easily lost. In particular:*

- In some cases, it might be necessary to identify heritage assets outside a local authority area, e.g. where there are likely to be setting impacts caused by potential development proposals within that area*
- Some asset types are not currently well-recorded. The Register of Parks and Gardens of Historic Interest in England, for example, is thought to represent only around two-thirds of sites potentially deserving inclusion*
- Evidence gathering can help identify parts of a locality that may be worthy of designation as a Conservation Area, or may merit local listing*
- Assessing the likelihood of currently unidentified heritage assets being discovered, particularly sites of historic and/or archaeological interest, will help to future proof the plan.*

*It may be helpful to collate this information within a Heritage Topic Paper to draw together the evidence prepared and the subsequent implications and actions required.*

[historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1/](http://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1/)

- 5.10. The Historic Environment and Site Allocations in Local Plans, Historic England Advice Note 3 (2015) states in paragraph 1.1:

*The site allocation process is best informed by an up-to-date and robust historic environment evidence base. It is important that the gathering of this evidence begins prior to the commencement of work on the Plan, to provide baseline information at all stages in its preparation. The relevant Historic Environment Record (HER) and other evidence held by the local planning authority will help establish the baseline information. This in turn will help identify heritage assets affected (e.g. desktop analysis), whilst also identifying gaps in the evidence base where there may be a need to produce further information which will be needed in order to fully understand the potential impacts of potential site allocations on the historic environment. Discussions with community groups/organisations may, in some cases, also offer further evidence. The evidence gathered should relate to both designated and non-designated heritage assets, in accordance with the NPPF. It should be used at all stages of plan making if soundness is to be demonstrated, and inform the Sustainability Appraisal and*

*Strategic Environmental Assessment* [The Historic Environment and Site Allocations in Local Plans \(historicengland.org.uk\)](https://historicengland.org.uk)

- 5.11. Historic England issued Tall Buildings Advice Note 4 (PL024) in March 2022. This is the second edition of this guidance document. The first was issued in 2015. It provides advice on planning for tall buildings within the historic environment. The new edition updates historic England's advice in light of changes to national planning policy and guidance, and recent experience of planning for tall buildings in the historic environment.
- 5.12. Historic England has also updated guidance on Installing Solar Panels. This includes considerations when planning an installation including impact on heritage significance. This guidance has no policy implications.

## Local Policy context

### Current policy

- 5.13. In addition to minor changes in national planning policy, the review of the adopted Local Plan has considered the achievability and effectiveness of historic environment policies in decision making in the adopted Local Plan (2020), new corporate priorities and reports of the Council and other relevant guidance. This includes:
- The Council's latest [Authority Monitoring Report Plan \(AMR\)](#) - Relevant policies include S3 – Conserving and Enhancing the Historic Environment, DM13 Designated Heritage Assets and DM14 Non-Designated Heritage Assets. The latest AMR, which was published in November 2025, does not identify any policy performance issues
  - The adopted [Making Places Supplementary Planning Document \(SPD\)](#) (January 2021) – This document seeks to promote and secure high-quality sustainable new development and includes a chapter dedicated to the Built Environment with a section on the Historic Environment
  - The [Essex Design Guide](#) - This is intended to be used as a reference guide to help create high quality places with an identity specific to Essex. Its Historic Context section aims to encourage new development that respects and fits in with the character of traditional Essex towns and villages. There is a section on Designated and Non-Designated Heritage Assets in relation to solar farm proposals. Finally, there is a section on Climate Change and the Historic Environment focusing on how improvements can be made to historic buildings to reduce their carbon impact whilst retaining the integrity of historic structures.

### Co-operation with Key Stakeholders

- 5.14. The Council is committed to co-operating with other bodies on strategic planning matters. The Duty to Co-operate Strategy was reviewed and adopted in January 2022.
- 5.15. 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](#)

5.16. 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. 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 and the Statement of Cooperation (SD004) (Available online via [Local Plan Review](#)).

5.17. The strategic matters for the Review of the Adopted Local Plan are identified 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.

5.18. The following issues raised by key bodies have been taken into account in formulating the policy approach towards the Historic Environment in the Local Plan.

5.19. Comments to the Preferred Options consultation were received from 17 key stakeholders including neighbouring LPAs, Essex County Council (ECC), and Historic England. Comments were mainly supportive of the key Plan elements including the Vision, Strategic Priorities, Spatial Principles, Spatial Strategy, and Development Management policies.

5.20. Changes to the plan proposed by Historic England in response to the Preferred Options consultation document were used to make improvements/changes to the Plan including to the site policy and Policies Map for Strategic Growth Site 16a (East Chelmsford Garden Community). Key changes made include adding a further landscape notation on the Draft Policies Map to ensure heritage assets are protected, a new policy requirement to prepare a detailed Heritage Impact Assessment and strengthening of the requirements to conserve archaeological features.

5.21. Historic England requested that Heritage Impact Assessments were undertaken in advance of the Regulation 19 stage for some of the sites to determine whether the sites are suitable for allocation, inform capacity, and to identify any necessary mitigation and enhancement measures. Heritage Impact Assessment have been carried out for all sites to inform the

consultations both at Preferred Options and Pre-Submission Stages as well as the sites in the Additional Sites Consultation Document (see the Evidence base section below).

5.22. Historic England expressed support for several of the Strategic and Growth Site Policies in the Pre-Submission Consultation Document. Some changes to the wording are proposed in the Schedule of Proposed Modifications (SD005) in response to issues raised in relation to the following sites:

- Growth Site Policy 1bb - ensuring the that built frontage is reinstated to Glebe Road
- Strategic Growth Site Policy 16a - making sure proposals adhere to the Council's Heritage Impact Assessment, that a detailed Heritage Impact Assessment is prepared and the provision of a landscape buffer in the northern end of the site to mitigate the visual impact of the development.

5.23. Historic England expressed support for the majority of the site policies in the Additional Sites Consultation Document. Specific comments were made regards the following sites:

- Growth Site Policy 17c - to ensure adequate screening of Willis Farmhouse. Minor changes are proposed in the Schedule of Proposed Modifications to the wording of this policy with regards the landscape buffer and the density of the development.
- Strategic Growth Site 20 - a policy requirement for a further, detailed HIA/LVIA (Heritage Impact Assessment/Landscape and Visual Impact Assessment) to accompany and inform any planning application was requested. No modification is required to the Local Plan but this requirement will be added to the Validation list for planning applications.

5.24. The Council has been in regular dialogue with Historic England through the Local Plan Review and a Statement of Common Ground has been agreed (SOCG008 refers).

## Integrated Impact Assessment (IIA)

5.25. The Council has carried out an ongoing Integrated Impact Assessment (IIA) as the Review of 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)

5.26. 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)

5.27. 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
- Issues and Options – Summer/Autumn 2022
- Preferred Options – Spring 2024
- Pre-Submission – Spring 2025
- Additional Sites – Winter 2025

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

Appraisal Framework Objective	Key Sustainability Issue
<b>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting</b>	Cultural Heritage Landscape
<b>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes</b>	Landscape Cultural Heritage

5.28. 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.

5.29. 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.

5.30. 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.

5.31. 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.

- 5.32. Chapter 8 of the Pre-Submission IIA sets out significant positive effects of the Local Plan on housing, economy, health and well-being and townscape enhancement.
- 5.33. 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.
- 5.34. 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.
- 5.35. 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.
- 5.36. 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.
- 5.37. In relation to IIA Objective 13 (Cultural Heritage), the Pre-Submission IIA finds that new development has the potential to affect the City Area's cultural heritage assets both directly (through the loss of, or damage to, assets) or indirectly (through effects on setting). In this regard, the potential for negative effects on cultural heritage has been identified in respect of a number of the proposed site allocations. However, the policies contained in the Pre-Submission Consultation Document as well as the development requirements for specific sites seek to conserve and enhance the City Area's cultural heritage assets and are expected to help ensure that adverse effects are minimised and that opportunities are sought to enhance assets and their settings. Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites such as Sandford Mill which is designated as a Special Policy Area). Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.
- 5.38. In relation to IIA Objective 14 (Landscape and Townscape), the Pre-Submission IIA finds that Development will affect the character of the City Area's landscapes and townscapes, particularly given the area of greenfield land that will be required to accommodate growth over the plan period. However, it is anticipated that the application of the proposed Local Plan policies and the site-specific development requirements contained in Section 7 will help to minimise adverse effects in this regard. Under the Proposed Spatial Strategy, the existing Green Wedge would be retained. Together with the adoption of Garden Community principles at proposed strategic urban extensions, these measures would be expected to help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas. The redevelopment of brownfield sites and the

provision of green infrastructure present opportunities to enhance landscape and townscape. In this regard, the policies contained in the Pre-Submission Consultation Document (including site-specific development requirements) seek to conserve and enhance landscape, promote good design and protect visual amenity. On balance, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.

5.39. Section 5 and Appendix H of the IIA Report assess Local Plan priorities and policies including Policies S1 Spatial Principles, S3 Conserving and Enhancing the Historic Environment, S4 Conserving and Enhancing the Natural Environment, DM13 Enhancing Designated Assets and DM14 Non-Designated Historic Assets and DM15 Archaeology. Findings in relation to IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) include:

- The Strategic Priorities are considered to be supportive of both objectives
- Cumulatively, significant positive effects have been identified in respect of cultural heritage (IIA Objective 13)
- Historic assets contribute towards the character of the City Area and their protection has therefore been assessed as having a significant positive effect on landscape and townscape (IIA Objective 14)
- Policy S1 would have a significant positive effect through it requiring development to respect, preserve and enhance the historic environment a new development could affect
- Policy S3 will ensure a presumption in favour of the preservation and enhancement of heritage assets and their setting and a presumption in favour of protecting the significance of non-designated heritage assets are applied. This will help to protect and enhance the cultural heritage of the area and may help reduce the number of assets at risk. The policy has been assessed as having a significant positive effect on Objective 13
- Policy S3 will help to ensure that key historic features that contribute to the landscape and townscape of the area are protected and enhanced (Objective 14)
- Policy S4 seeks to conserve and enhance the natural environment by directing development away from landscapes of ecological value. this will help to conserve the landscape of the Chelmsford City Area (Objective 14)
- Policies DM13, DM14 and DM15 will contribute significantly to the achievement of Objective 13 and will ensure that the City Area's significant cultural heritage is conserved and enhanced. The policies provide mechanisms for conserving and enhancing both designated assets and non-designated historic assets whilst also preserving archaeological assets. Cumulatively, the policies in this section are considered to have a significant positive effect on this objective
- The implementation of Policies DM13 and DM14 would help to protect the City Area's townscapes and wider landscapes through the protection of listed buildings, conservation areas, registered parks and gardens (Policy DM13) and non-designated historic assets (Policy DM14) and their settings. The Pre-Submission IIA concludes that policies in this section are considered to have a significant positive effect on achievement of this objective.

5.40. 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.

<b>IIA Recommendation</b>	<b>CCC Comment/Action</b>
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
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

IIA Recommendation	CCC Comment/Action
	Water Management Plan (2014), Make Space for Girls 2025-2028

- 5.41. 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 Appendix D and the RAG scores presented in Appendix M of the Pre-Submission IIA.
- 5.42. 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).
- 5.43. 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.

### Habitats Regulations Assessment (HRA)

- 5.44. 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.
- 5.45. 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.
- 5.46. The 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)

- 5.47. 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).

5.48. 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)

5.49. 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.

5.50. 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.

### Evidence base

5.51. In accordance with the requirements of the NPPF, policies and their requirements should be based on up-to-date evidence.

5.52. In addition to the IIA, the following documents are of particular relevance to the Historic Environment and support the Review of the Local Plan. Evidence base documents are available online via [Local Plan Review](#).

Document	Summary
<p><b>Integrated Impact Assessment</b>  <a href="#">IIA001 Integrated Impact Assessment Scoping Report 2022</a></p> <p><a href="#">IIA002: Integrated Impact Assessment Issues and Options 2022</a></p> <p><a href="#">IIA004: Integrated Impact Assessment Feedback Report Issues and Options 2023</a></p> <p><a href="#">IIA005: Integrated Impact Assessment Preferred Options (May 2024)</a></p> <p><a href="#">IIA006: Integrated Impact Assessment Preferred Options Feedback Report 2024</a></p> <p><a href="#">IIA007: Integrated Impact Assessment Pre-Submission 2024</a></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>

Document	Summary
<p><a href="#">IIA009: Integrated Impact Assessment Pre-Submission Feedback Report</a></p> <p><a href="#">IIA010: Integrated Impact Assessment (IIA): Focused Consultation Additional Sites (Regulation 19) Addendum</a></p> <p><a href="#">IIA012: Chelmsford HRA Addendum August 2025</a></p> <p><a href="#">IIA013: Integrated Impact Assessment: Additional Sites (Regulation 19) Addendum Feedback Report</a></p>	
<p><b>Regulation 22 Consultation Statement</b> SD003: Regulation 22 Consultation Statement (Available online via <a href="#">Local Plan Review</a>)</p>	<p>This statement details how the community and stakeholders were consulted during the process of preparing the Review of the Local Plan. It details who was consulted and when this happened, the main issues raised in the responses and how these have been considered.</p>
<p><b>PAS Toolkits:</b> <a href="#">OSP001 Toolkit Part 1 - Local Plan Review Assessment</a></p> <p>OSP011 Toolkit Part 2 - Submission Local Plan Form and Contents Checklist (Available online via <a href="#">Local Plan Review</a>)</p> <p>OSP012 Toolkit Part 3 - Submission Local Plan Process Requirements Checklist (Available online via <a href="#">Local Plan Review</a>)</p> <p>OSP013 Toolkit Part 4 - Submission Local Plan Soundness Quality Assessment (Available online via <a href="#">Local Plan Review</a>)</p>	<p>The Planning Advisory Service (PAS) produces a number of Toolkits to assist Local Authorities in the review of their Local Plans. 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><b>Heritage Assessments</b> <a href="#">PL005: Heritage Assessment for Urban Sites 2024</a></p> <p><a href="#">PL006: Heritage Assessment for Rural Sites 2024</a></p> <p><a href="#">PL007: Heritage Assessment for Hammonds Farm 2024</a></p> <p><a href="#">PL008: Heritage Assessment for Employment Sites 2024</a></p> <p><a href="#">PL010: Addendum to Heritage Assessment covering Andrew Place</a></p>	<p>The assessments consider the impacts on designated and non-designated assets of the preferred allocation sites:</p> <p>Urban Sites:</p> <ul style="list-style-type: none"> <li>• Coval Lane Car Park (1aa)</li> <li>• Glebe Road Car Park (1bb)</li> <li>• Granary Car Park, Victoria Road (1z)</li> <li>• Kay Metzler, New Street (1x)</li> <li>• Marriages Mill, Brook Street (1y)</li> <li>• The Meadows and Island Car Park Site</li> <li>• (1w)</li> <li>• Land at Former Kay-Metzeler Premises, Brook Street (1dd)</li> <li>• Andrews Place, Land west of Rainsford Lane (1cc)</li> <li>• Land North West of Chelmsford (Hollow Lane) (18a)</li> </ul>

<b>Document</b>	<b>Summary</b>
<p><a href="#">PL014: Additional Sites Heritage Assessments</a></p>	<ul style="list-style-type: none"> <li>• Land West of Patching Hall Lane (19)</li> </ul> <p>Rural Sites (Key Service or Service Settlements):</p> <ul style="list-style-type: none"> <li>• Land at Kingsgate, Bicknacre (11b)</li> <li>• Land west of Barbrook Way, Bicknacre (11c) (expanded site, updated assessment in PL014)</li> <li>• Land west of Back Lane, Ford End (14a) – site removed from Local Plan</li> <li>• Land South of Ford End Primary School (14b) (expanded site, updated assessment in PL014)</li> <li>• Land north of Abbey Fields, East Hanningfield (17a)</li> <li>• Land east of Highfields Mead, East Hanningfield (17b)</li> <li>• Hammonds Farm (16a)</li> <li>• Land East of London Road, Great Leighs (7b) – expanded site</li> <li>• Land to the East of 118 to 124 Plantation Road, Boreham (9b)</li> <li>• South of Main Road and Dukes Wood Close, Boreham (9c)</li> <li>• Land South of Rough Hill Complex, The Tye, East Hanningfield (17c)</li> <li>• Land South and South East of East Hanningfield Village (17d)</li> <li>• Land South of Windmill Farm, Back Lane, East Hanningfield (17e)</li> <li>• Land to the East and North of Rettendon Place (20)</li> <li>• Land North of Old Rectory Lodge, Main Road, Woodham Ferrers (21a)</li> <li>• Land North of Congregational Church, Main Road, Woodham Ferrers (21b)</li> </ul> <p>Employment Sites:</p> <ul style="list-style-type: none"> <li>• Little Boyton Hall Farm, Roxwell (15)</li> <li>• Waltham Road, Boreham (9a) (expanded site, updated assessment in PL014)</li> <li>• Land adjacent to A12 Junction 18, Sandon (16b)</li> </ul>
<p><b>Historic and important local buildings</b>  <a href="#">PL035: Historic and important local buildings in Chelmsford</a></p>	<p>The register sets out the Council’s objectives and criteria for the conservation of the area’s unlisted historic buildings. These buildings add to the richness of the local built environment and thereby enhance the special identity of the City Council area.</p>
<p><b>Buildings at Risk Register</b>  <a href="#">PL036: Buildings at Risk Register – Chelmsford, City Council, 2025</a></p>	<p>This register contains details of historic buildings or structures known to be at risk of survival through neglect or decay, and those vulnerable to further deterioration.</p>

Document	Summary
<p><b>Historic England Advice Note 4: Tall Buildings</b>  <a href="#">PL024: Historic England Advice Note 4: Tall Buildings</a></p>	<p>Provides advice on planning for tall buildings within the historic environment. The new edition updates advice in light of changes to national planning policy and guidance, and recent experience of planning for tall buildings in the historic environment.</p>
<p><b>Authority Monitoring Report</b>  <a href="#">LDS019: Authority Monitoring Report (April 2024 – March 2025)</a>   <a href="#">LDS002: Authority Monitoring Report (April 2023 – March 2024)</a>   <a href="#">LDS020: Authority Monitoring Report (April 2022 – March 2023)</a></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><b>Archaeological Impact Assessment</b>  <a href="#">PL009: Chelmsford Local Plan Archaeological Impact Assessment</a>                       PL015: Additional Sites - Archaeological Impact Assessment October 2025                      (Available online via <a href="#">Local Plan Review</a>)</p>	<p>This assessment identifies and defines any heritage extent and significance for designated and non-designated heritage assets of the proposed Local Plan site allocations.</p>

## Heritage Assessment Technical Notes 2024

- 5.53. Four new heritage assessment technical notes were prepared to consider the historic environment impacts of the proposed new housing and employment sites in the Preferred Options Local Plan. They provide a brief assessment of the setting of designated and non-designated heritage assets within or in the vicinity of the proposed new development sites.
- 5.54. The assessments follow Good Practice Advice GPA3 Setting (2017) published by Historic England. This involves a five step approach which includes:
1. Identification of heritage assets which are likely to be affected by proposals
  2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset
  3. Assessing the effects of proposed development on the setting of a heritage asset
  4. Maximising enhancement and reduction of harm on the setting of heritage assets
  5. The final decision about the acceptability of proposals.
- 5.55. The assessments find that some of the small rural residential sites, e.g. Land north of Abbey Fields and Land East of Highfield Meads in East Hanningfield, have no heritage implications. Proposals such as the Granary Car Park in Chelmsford City Centre will have a considerable visual presence and will need careful consideration of the scale and design. For most sites, one or more principles have been set out to maximise enhancement and reduce harm to the setting of heritage assets. This includes tree planting/landscaping, lighting design, analysis of key views, design and layout considerations. These principles have been used to inform

requirements in respective site allocation policies as described in the Local Plan Approach section.

- 5.56. The East Chelmsford Garden Community (Hammonds Farm) assessment considers that the site has a diverse character and a range of designated and non-designated assets of local and national importance. The rural character of the area has been eroded by modern agriculture but the landscape framework and rural character remains.
- 5.57. The plateau between Hammonds Road and Sandon Brook provides an opportunity for development where the impact on designated and non-designated heritage assets could be minimal or capable of being mitigated against. The setting of the Chelmer and Blackwater Navigation to the west of Hammonds Road is significant and should be protected, as should Graces Walk, Hurrells Lane and the setting to other listed buildings. The assessment recommendations have been addressed in the individual site allocation policy as described in the Local Plan Approach section.

### Additional Sites Heritage Assessment 2025

- 5.58. One technical note was prepared to consider the historic environment impacts of the 15 new or expanded housing or employment sites in the Additional Sites Consultation Document. They provide a brief assessment of the setting of designated and non-designated heritage assets within or in the vicinity of the proposed new development sites.

### Consultation Feedback

- 5.59. 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](#).

- 5.60. Main issues raised in responses to the four consultations include:

#### *General, Strategic Policies & Development Management Policies:*

- The proposed approach to the historic environment is consistent with the latest national policy and guidance
- Support for several of the Strategic, Growth Site and Development Management Policies including Strategic Policy S3 and DM13, DM14, DM15 and DM28
- Support for the proposed approach of enhancement of the historic environment
- It is necessary to preserve the character of villages, areas with heritage assets and the uniqueness of South Woodham Ferrers
- Protected Lanes to have their own policy
- New developments to positively contribute to enhancement of heritage assets
- The canal water feature at Boreham House should not be referred to as a rare feature (Strategic Policy S3)

*Site allocation policies for new development growth:*

General

- A Heritage Impact Assessment (HIA) should be undertaken in advance of Regulation 19 for Growth Sites/Strategic Growth Sites 1w, 1x, 1z, 1bb and 14a. For Strategic Growth Sites 16a, 16b and Growth Site 11b additional wording added to say that the HIA should determine whether the site is suitable for allocation, to inform its capacity, and to identify any necessary mitigation and enhancement measures

Strategic Growth Site Policy 1y

- Include reference to removal of modern buildings and retaining a link to the nearby Grade II listed Marconi 1912 Building

Growth Site Policy 1bb

- Layout to reinstate built frontage to Glebe Road

Growth Site Policy 15

- Amend policy to ensure Grade II listed Boyton Hall is protected

Strategic Growth Site Policy 16a

- Supporting text to be added to clarify that proposals should adhere to the Council's Heritage Impact Assessment for this site
- Policy requirement for a further, detailed Heritage Impact Assessment to be strengthened by moving it to the top of the bullet list under Historic and Natural Environment and by additional wording
- Policy could be strengthened by some wording changes to the fifth and tenth bullet point under the Historic and Natural Environment section as well as including a request for additional landscaping at the northern end of the site around listed buildings
- The proposed bridge will be unduly prominent in the river valley, create noise and moving visual intrusion, and be detrimental to the character and appearance of the designated Chelmer and Blackwater Navigation Conservation Area and views from Boreham House

Strategic Growth Site Policy 18

- Support for the requirements for strong buffers/heritage and public right of way enhancements
- Concerns that the development would degrade the rural landscape and settings of designated and non-designated heritage assets
- Special features and characteristics of the buildings and rural setting of the Chignal Villages should be respected in accordance with the Chignal Village Design Statement
- Concerns expressed about the loss of an established green buffer, over the impact on Hollow Lane having many characteristics of a Protected Lane and over retaining the setting of Priors
- Need for substantial landscape buffers to Chobbing's Farm, Broom Wood and Hollow Lane in order to create a softer edge that reflects the area's historic character

Strategic Growth Site Policy 19

- The adopted Broomfield Neighbourhood Plan has not been taken into account and the site could be made sound by addressing key landscape, traffic, and heritage concerns
- The proposed buffers and landscaping are insufficient to preserve the area's historic and visual qualities

Strategic Growth Site 17c

- Alternative designs and layouts recommended to reduce the impact on Willis Farmhouse, and the East Hanningfield and Tye Conservation Areas

Strategic Growth Sites 17c and d and Growth Site 17e

- Development would harm the local historic and natural environment, countryside, and rural character and identity of the area

Strategic Growth Site Policy 9a

- Development would lead to landscape, heritage, environmental and biodiversity harm and encroachment into the countryside

Growth Site Policy 9b

- Development should include open space and respect rural nature of historic footpath at eastern edge of site

Growth Site Policy 9c

- Concern over detrimental impact on adjacent footpath and Conservation Area

Strategic Growth Site Policy 11c

- The development will impact the aesthetic of a public right of way and ancient footpath
- Concerns about loss of potential archaeological finds

Strategic Growth Site Policy 20

- Given the potential harm to long-distance view of the church, a detailed Heritage Impact Assessment/Landscape Visual Impact Assessment should be added to inform any planning application for the site
- Development would harm the significance of heritage assets.

## Local Plan Approach

5.61. The approach in the Local Plan takes account of a number of considerations including national planning policy and guidance, new corporate priorities, the updated evidence base and comments received to the Issues and Options, Preferred Options, Pre-Submission and Additional Sites consultations. The Local Plan approach and key changes are described below.

5.62. The Local Plan sets out priorities and a vision for the historic environment, and specific policies to help it to achieve this. The table below sets out the key strategic and development management policies relating to the historic environment.

<u>Local Plan Section</u>	<u>Relevance to heritage &amp; historic environment</u>
<b>Strategic Priorities</b>	
Strategic Priority 3 - Protecting and enhancing the Natural and Historic Environment and support an increase in biodiversity and ecological networks	Highlights the importance of Chelmsford's natural and historic environment, its contribution to local distinctiveness, and the need for the Plan to balance the need for growth with its protection and enhancement

<b><u>Local Plan Section</u></b>	<b><u>Relevance to heritage &amp; historic environment</u></b>
<b>Strategic Policies</b>	
S1 – Spatial Principles	Includes a Spatial Principle to: Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic and natural environment and biodiversity
S3 Conserving and enhancing the historic environment	Seeks to protect and enhance designated and undesignated heritage assets, encourage the reuse of heritage assets for new uses, and protection of buildings, gardens of interest, and archaeological sites
S4 Conserving and enhancing the natural environment	Considers protection and enhancement of historic landscapes as part of a multifunctional network of green infrastructure
<b>Site allocation policies</b>	
All site allocation policies	All site policies set out the historic assets on each site (where relevant) with requirements to preserve and where appropriate enhance those assets – e.g. design, layout, retention of buildings
<b>Development Management Policies</b>	
DM13 – Designated heritage assets	Sets out detailed policy for weighing the impact of development proposals on designated assets, the types of proposals for listed buildings which will be supported, development in Conservation Areas, and proposals affecting other designated assets
DM14 – Non-designated heritage assets	Sets out how proposals need to demonstrate any harm of development and related mitigation to non-designated heritage assets
DM15 - Archaeology	Requires the assessment of sites of archaeological interest prior to development, and for recording and preserving the findings
DM28 – Tall buildings	Sets out how tall buildings in the City Centre will be supported including their impact on longer-range views, historic features and environment

5.63. Limited changes are proposed to be made to Strategic and Development Management historic environment policies in the Local Plan as overall the adopted Local Plan policies remain up to date with national planning policy and plan-making guidance published by Historic England. The AMR also shows that they are working effectively and supporting the enhancement of the historic environment. A summary of the changes proposed to be made is set out below:

- The numbers of different types of heritage assets in Strategic Policy 3 have been updated to reflect the most recent information
- The Reasoned Justification of Policy DM14 Non-Designated Heritage Assets has been amended in relation to non-heritage assets to allow the Council flexibility when assessing planning applications
- Additional wording has been added to Policy DM15 Archaeology and Reasoned Justification following the archaeological evidence base to clarify archaeological significance
- A minor wording change has been made to Policy DM28 Tall Buildings to reflect Historic England’s Tall Buildings Advice Note 4 2022.

5.64. Throughout the course of the Review of the Local Plan the following main changes were made to site allocation policies and the Regulation 19 stage, to better reflect their relationship with the historic environment:

- Strategic Growth Site Policy 1y Land between Hoffmanns Way and Brook Street was expanded to require the removal of modern buildings and the retention of a visual link to a heritage asset in the vicinity
- Strategic Growth Site Policy 15 Little Boyton Hall Farm Employment Area was strengthened to require a robust landscape buffer along the site boundaries and a network of multifunctional green infrastructure
- Strategic Growth Site Policy 16a Chelmsford Garden Community (Hammonds Farm) was strengthened and improved to include new and updated requirements for:
  - A detailed Heritage Impact Assessment
  - A sensitively designed new bridge (to mitigate harm to the Chelmer and Blackwater Navigation Conservation Area)
  - A high-quality semi-natural greenspace used in conjunction with the existing Public Right of Way network to provide circular dog walking routes
  - Links to Chelmer and Blackwater Navigation on foot and by bike
  - Ecological trails
  - Retention of historic lanes and field boundaries, substantial linear buffers to be provided around Hurrells Lane and Graces Walk
  - Lower density and landscaped development to the east and north to reflect the transition to the open countryside beyond
  - Landscape buffers around The Hammonds, Pillows and Rumbolds farmsteads to protect their settings
  - Viewing corridors to historic landmarks
  - Visual and acoustic screening to the A12.
- Strategic Growth Site 16b Land adjacent A12 Junction 18 was strengthened with new additional requirements to ensure important views into and through the site from Danbury Ridge are considered, and to ensure consideration of layout, scale, massing, materials and lighting of the site when seeking to mitigate the visual impact of the development.

5.65. Following the consultations, proposed changes in response to the Pre-Submission and Additional Sites consultation representations are all set out in the Schedule of Proposed Modifications (SD005) and include:

- A new bullet point to be added to Growth Site Policy 1bb requiring the layout to reinstate a built frontage to Glebe Road
- Several changes to Strategic Growth Site Policy 16a in response to comments from Historic England including adding references to the Council's Heritage Impact Assessment and requiring a detailed Heritage Impact Assessment
- Minor changes to the wording of Strategic Growth Site Policy 17c in response to comments from Historic England in relation to the landscape buffer and the density of the development ensuring Willis Farmhouse has adequate screening.

## Alternative Policy Approaches

- 5.66. 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.
- 5.67. 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. More detail is set out in each evidence base report and the Submission Spatial Strategy and Strategic Sites Topic Paper (TP010).
- 5.68. In summary, key alternatives considered during the plan review in relation to the main Historic Environment Policies include:

**Strategic Policy S3 – Conserving and enhancing the historic environment & Strategic Policy S4 – Conserving and enhancing the natural environment**  
**No Policies, rely on NPPF.**

This would not cover the main objectives of the policies in terms of how to identify and assess all assets of local heritage significance. Therefore, this is not a reasonable alternative.

**DM13 - Designated heritage assets**  
**DM14 - Non-designated heritage assets**  
**No policies, rely on NPPF.**

This would not cover the main objectives of the policies in terms of how to identify and assess heritage significance, and weighing up any harm against public benefits. Therefore, this is not a reasonable alternative.

**Merge all historic environment policies into one.**

This would dilute the importance and distinction between designated and non-designated heritage assets. Having multiple policies provides greater clarity on the different considerations required for such assets. Therefore, this option is not a reasonable alternative.

**DM15 Archaeology**  
**No policy, rely on NPPF.**

The NPPF does not go into the level of detail as to how applications affecting archaeological sites will be considered. This policy provides greater clarity. Therefore, this is not a reasonable alternative.

**Draft Policies Map**

5.69. As set out in the Schedule of Adopted Policies Map Changes (SD015), one change has been made to the Draft Policies Map in relation to the historic environment. This is to include a Scheduled Monument, Moulsham Bridge (also known as Stone Bridge), to Map 4 Chelmsford City Centre.

**NPPF December 2023 Checklist**

5.70. 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.

5.71. The table below shows that the Local Plan meets all the requirements in respect to the Historic Environment. The full Local Plan Form and Contents Checklist updated in May 2026 (OSP11) is available online via [Local Plan Review](#). Please note that the following table supersedes the version presented in the Pre-Submission Topic Paper.

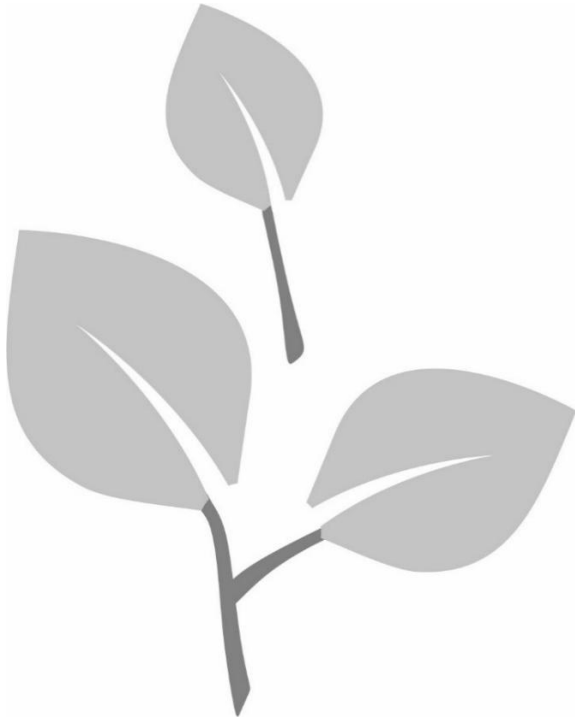
**Commentary key:**

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

NPPF Requirement	Para.	Approach in the Pre-Submission Local Plan
<i>Historic Environment</i>		
Set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.	196	Set out in the plan through site allocations and various policies including Strategic Policy S3, DM13-DM15 and the Heritage Impact Assessments in the plan evidence base.

## 6. Conclusion

- 6.1. The rationale for Chelmsford City Council's approach to the protection and enhancement of the historic environment within the Local Plan is clear, compliant with national policy and well informed by comprehensive evidence.
- 6.2. The Council's approach is to protect and enhance Chelmsford's historic environment including a range of Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens and non-designated heritage assets. All of these contribute towards the local distinctiveness of the area and need to be protected and enhanced at the same time as achieving the growth required.
- 6.3. Development proposals for allocated sites, strategic policies and development management policies for determining planning applications, will collectively ensure that heritage and the historic environment play a key part in Chelmsford's future growth to 2041 and beyond and that opportunities are taken to enhance heritage assets and avoid or mitigate harm.



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