

Chelmsford Local Plan
Evidence Base Document

Topic Paper 1:
Spatial Strategy and
Strategic Sites Update

June 2018



Chelmsford Local Plan Topic Paper 1 Update June 2018

Spatial Strategy and Strategic Sites

1. Purpose

- 1.1 This topic paper is one in a series which sets out and summarises how the Council has prepared its Local Plan and supersedes the version published in January 2018. It outlines the steps, processes and evidence that have guided and informed the formulation of the Spatial Strategy and the selection of strategic development sites. This includes an assessment of national policy and guidance, the supporting evidence base and consultation feedback. It also considers how the Local Plan Sustainability Appraisal (SA/SEA) and Habitats Regulations Assessment (HRA) has been taken into account during the Local Plan preparation.
- 1.2 The intention of the topic papers is to provide background information; they do not contain any policies, proposals or site allocations. This topic paper has been updated to accompany the submission of the draft Local Plan to the Secretary of State for independent examination. The updates follow:
 - An analysis of the Pre-Submission consultation responses and 2018 Strategic Land Availability Assessment (SLAA) call for sites submissions
 - Finalisation and updating of Evidence Base documents
 - Other changes for example, a review of Five-Year Housing Land Supply through existing annual monitoring processes
 - Outcomes of ongoing Duty to Co-operate and work to address any outstanding potential cross boundary impacts.
- 1.3 It also reflects proposed additional changes to the Pre-Submission Local Plan as set out in the 'Pre-Submission Local Plan Schedule of Additional Changes, June 2018'. These changes do not affect the soundness of the Plan and are in response to comments made to the Pre-Submission Local Plan, and to ensure that the Local Plan reflects the latest position and is consistent.
- 1.4 This topic paper covers the following areas:
 - Development Needs and Reasonable Alternatives
 - Land supply, Constraints and Opportunities
 - Strategic Priorities, Vision and Spatial Principles
 - Spatial Strategy, Strategic Sites and Reasonable Alternatives
 - Conclusions.
- 1.5 This topic paper should be read alongside other Topic Papers including those related to Infrastructure, Sustainability Appraisal and Habitats Regulations Assessment and Transport.

2. Introduction

- 2.1 The Council has developed a Spatial Strategy that will meet all its development needs in line with Government policy and meet the Vision, Spatial Priorities and Strategic Objectives of the Pre-Submission Local Plan. Overall the Local Plan will 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 will safeguard the area's environment and valued landscapes, and ensure new development is well designed and adapts to climate change.
- 2.2 The Spatial Strategy will provide a sustainable approach to development in Chelmsford's area. It has been thoroughly tested during the preparation of the new Local Plan, and is supported by a robust evidence base.
- 2.3 The Local Plan has been developed alongside a comprehensive process of Sustainability Appraisal (incorporating the requirements of Strategic Environmental Assessment) and Habitats Regulations Assessment. The SA and HRA process has played an integral role in shaping and influencing the Local Plan throughout its preparation. Changes have been made to the Local Plan policies and proposals in response to the outcomes and recommendations of the SA and HRA process and the main issues raised in consultations. This includes changes to the Local Plan Spatial Strategy and Strategic Sites. This is explained briefly within this topic paper. More information on the role of the SA and the changes made is given in the SA and HRA Topic Paper.
- 2.4 The Local Plan structure is primarily designed to implement and deliver the Council's Spatial Strategy.

3. Development Needs and Reasonable Alternatives

- 3.1 This Section sets out the requirements for new homes, Traveller pitches/plots, retail and employment development for the plan period up to 2036, and Reasonable Alternatives that have been considered.

Housing

Objectively Assessed Housing Need

- 3.2 As required by paragraph 159 of the National Planning Policy Framework (NPPF), local planning authorities should have a clear understanding of housing needs in their area. The NPPF goes on to state that a Strategic Housing Market Assessment (SHMA) should be prepared to assess their full housing needs. This should be done in partnership with neighbouring authorities that share the same Housing Market Area (HMA) and identify the scale and mix of housing and the range of tenures that the local population is likely to need over the Plan period. The national Planning Practice Guidance (PPG) provides more detail on how this should be undertaken.
- 3.3 For the purposes of this requirement the Council's SHMA forms two parts:
 - 1) Objectively Assessed Housing Needs Study 2016 (OAHNS)
 - 2) Strategic Housing Market Assessment Update 2015 (SHMA)

- 3.4 The OAHNS assesses the appropriate geography for assessing housing need. It then examines the national population and household projections, employment forecasts and market signals. This covers the methodology to determine an overall housing need as set out in paragraphs 2a-14 to 2a-20 of the PPG. The SHMA then assesses the need for affordable and other types of housing to determine whether they can be delivered as part of the overall housing need or whether they add to the need as set out in paragraphs 2a-21 to 2a-29 of the PPG.
- 3.5 The first step is to establish the geographic area to assess housing need. The Council in partnership with Braintree, Colchester and Tendring Councils appointed consultants Peter Brett Associates (PBA) to undertake the OAHNS for the North and Mid Essex area.
- 3.6 This work concluded that there are migratory and economic relationships with Maldon which makes it possible for inclusion in the HMA. However, Maldon District Council took the decision that they formed a self-contained housing market and have had a Local Plan recently examined and found sound on that basis. The exclusion of the Maldon from the North and Mid Essex HMA does not adversely affect the level of self-containment of the remaining area. Therefore, the OAHNS concluded that the HMA geography of Braintree, Chelmsford, Colchester and Tendring form a sound basis for assessing housing need.
- 3.7 The OAHNS then has assessed the latest 2014-based demographic projections, London's future housing need, the past provision of housing, market signals and future jobs projections. The OAHN concludes that the demographic starting point of 671 homes per year should be uplifted 20% to take account of future jobs projections, potential past supply constraints and the affordability of housing. This provides an overall need of **805 homes per year**.
- 3.8 The base date of the OAHNS is 2013. Therefore, for the period 2013-2036 the total housing need is **18,515 homes**.
- 3.9 In a continuation of the Objectively Assessed Housing Need (OAHN) work, the Council alongside the other HMA local authorities, commissioned consultants HDH Planning and Development in August 2015 to update the Strategic Housing Market Assessment (SHMA). This was to assess the need for affordable housing and other groups of people with particular housing needs.
- 3.10 The SHMA Update concludes that there is a net need for 175 new affordable homes a year in Chelmsford, which is uplifted to 179 to take into account vacancy rates. This amounts to 22% of the OAHN of 805 homes per year. The Council's proposed policy requires 35% affordable housing on sites of 11 or more homes. Therefore, if housing is delivered in line with the OAHN it should produce more than enough developer contributions to meet affordable housing need. There is no reason for the Council to consider and uplift to the OAHN in response to affordable housing need.

Government Consultation on National Standard Housing Need Methodology

- 3.11 In September 2017, following the publication of the Housing White Paper the Government consulted on a new standard methodology for calculating local housing need. This is incorporated into the draft revised NPPF published for consultation by The Ministry for Housing, Communities and Local Government (MHCLG) on 5 March 2018. The standard

methodology proposes to simplify the process. It uses the same demographic baseline as the Council's OAHN i.e. the 2014-based CLG household projections applied to period 2016-26.

- 3.12 The proposed methodology applies uplifts to the demographic starting point related to the ratio between local median house prices and median earnings. However, the consultation caps the increase to 40% above the demographic starting point or the past Plan target whichever is the highest to ensure that the number is deliverable. In Chelmsford's case that is the past housing target of 700 homes per year. Therefore, the new methodology proposes a need of **980 homes per year**.
- 3.13 The base date for the proposed methodology is based from 2016 covering the period to 2026. If this is extrapolated over the Local Plan period to 2036, the proposed total housing need is **19,600 homes**. Taking into account housing completions from 2016/17 and 2017/18, the proposed housing supply set out in the Local Plan for 2016-2036 makes provision for **19,784** new homes. The Council will continue to monitor the progress of the national methodology. However, the Spatial Strategy in the Local Plan is able to accommodate either the Council's OAHN or the proposed new national housing need methodology.

Gypsy and Travellers and Travelling Showpeople

- 3.14 In accordance with the national Planning Policy for Traveller Sites (PPTS), the Council has identified through a Gypsy and Traveller Accommodation Assessment (GTAA) the need for **9 additional nomadic Gypsy and Traveller pitches** and **24 Travelling Showpeople plots** which has been extrapolated to cover the period to 2036. A site for 10 pitches for nomadic Gypsy and Travellers is being proposed for allocation in the Local Plan at Drakes Lane, Little Waltham. The 24 Travelling Showpeople plots are being provided as part of strategic development sites at West Chelmsford, North East Chelmsford, Great Leighs (Moulsham Hall) and South Woodham Ferrers.

Housing Need Summary

- 3.15 The Council has not identified constraints which would result in the authority not being able to accommodate its full OAHN. In addition, there is no reason for the Council to consider and uplift to the OAHN in order to help meet affordable housing need. Therefore, the Pre-Submission Local Plan (when read alongside the Schedule of Additional Changes, June 2018') proposes to deliver **21,872** net new homes between 2013-2036 (or 19,784 new homes over the period 2016-2036 taking into account housing completions and the latest housing supply). This is almost 20% in excess of the level of need identified by the OAHN and will provide flexibility in the supply of housing sites and help to significantly boost its supply in line with the NPPF. It would also allow the Council to meet its local housing need as set out within the Government's proposed national methodology published in September 2017 and incorporated into the draft revised NPPF. The Council will also be meeting the identified need for nomadic Gypsy and Travellers and Travelling Showpeople.

Reasonable Alternatives to Housing and Traveller Requirements

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

- a) Use demographic starting point for housing;**
- b) Use objectively assessed housing need without 20% additional supply buffer; and**
- c) Increase or decrease Traveller pitch requirements.**

3.17 The reasons for their rejection are set out in the Pre-Submission Sustainability Appraisal and Strategic Environmental Assessment Reports (Sustainability Appraisal or SA for short) and summarised below. Further details on how the Council has calculated and selected its housing requirements are contained within previous Local Plan Consultation Documents and the Regulation 22 Consultation Statement.

a) Use Demographic Starting Point for Overall Housing Requirement

- 3.18 A housing requirement based simply on the demographic starting point would not represent the Council's OAHN. This would increase the risk that insufficient land is available to meet identified needs for housing in response to identified market signals and to ensure there sufficient labour force to meet projected new jobs. This could also risk the Council failing to demonstrate a five-year supply of deliverable housing land in line with national planning policy.
- 3.19 The Issues and Options Sustainability Report indicates that a housing requirement based on objectively assessed housing need and a 20% buffer (the Local Plan testing number - Option 3 in the SA Report) performed well when considered against the Sustainability Appraisal objectives and would be expected to deliver the greatest benefits in terms of housing delivery and economic growth of all three options considered. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in the Regulation 22 Consultation Statement. This states that there was general agreement from general, specific and Duty-to-Cooperate consultees (except Parish/Town Councils) for the Council's intention to meet its objectively assessed housing need and the 20% buffer.
- 3.20 The Preferred Options SA Report indicates that a housing requirement (based on an OAHN and an approximate 20% buffer) is expected to have positive effects on a number of Sustainability Appraisal objectives including significant positive effects on housing and employment. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports including the Regulation 22 Consultation Statement. These state that there was general agreement from many consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer.
- 3.21 The Pre-Submission SA Report confirms that a housing requirement (based on an OAHN and an approximate 20% buffer) is expected to have positive effects on a number of Sustainability Appraisal objectives including significant positive effects on housing and employment. The SA does find that growth in the City Area is likely to have a range of adverse environmental and social effects although these adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are not considered likely to be significant. The main issues raised in the consultation responses to the Pre-Submission Local Plan are summarised in the Regulation 22 Consultation Statement. These state that there was support from consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer.

- 3.22 The Council's latest Strategic Housing Land Availability Assessment (SLAA) was published in September 2017. This shows that more than sufficient land is being promoted for development outside of the Green Belt, Green Wedges and Green Corridors through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period including the housing requirement set out within the Pre-Submission Local Plan. Furthermore, the Local Plan evidence base (for example, the SLAA 2017, and Landscape Capacity and Sensitivity Assessments) indicate that the housing and employment development sites are suitable, available and achievable.
- 3.23 Overall, for these reasons, a housing requirement at the demographic starting point has been rejected by the Council in preparing the Local Plan. The Council has had full regard to the findings and recommendations in the SA Reports prepared throughout the evolution of the Local Plan. These SA Reports clearly demonstrate that the preferred option (OAHN and additional supply buffer) would be the most sustainable choice for the Local Plan development strategy.

b) Use objectively assessed housing need without 20% additional supply buffer

- 3.24 The full OAHN for Chelmsford is 805 net new homes per year. The Government's proposed national methodology (discussed above) indicates an annual housing need for the period 2016-2026 of 980 new homes per year. If the 980 new homes were extended across the whole of the Plan period to 2036, this would provide a total housing need of **19,600** new homes. Taking into account housing completions from 2016/17 and 2017/18, the proposed housing supply set out in the Local Plan for 2016-2036 makes provision for **19,784** between 2016-2036 (taking into account housing completions since 2013 and the latest housing supply), and therefore can accommodate the emerging new housing number (as set out in the Schedule of Additional Changes, June 2018'.
- 3.25 As set out in development trajectory at Appendix C of the Pre-Submission Local Plan, there are deliverable sites that will ensure that an average of 980 homes per year can be maintained in the first five-year period and beyond. Therefore, a housing requirement based on the OAHN for Chelmsford of 805 net new homes per year without a further 20% supply buffer would potentially conflict with the Government's proposed national methodology. It could also reduce choice and competition in the market for land and increase the risk that insufficient land is available to meet identified needs for housing. This could risk the Council failing to demonstrate a five-year supply of deliverable housing land.
- 3.26 The Issues and Options SA Report indicates that a housing requirement based on OAHN and a 20% buffer (the Local Plan testing number - Option 3 in the SA report) performed well when considered against the Sustainability Appraisal objectives and would be expected to deliver the greatest benefits in terms of housing delivery and economic growth of all three options considered. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in the Regulation 22 Consultation Statement published in June 2018. This states that there was general agreement from general, specific and Duty-to-Cooperate consultees (except Parish/Town Councils) for the Council's intention to meet its objectively assessed housing need and the 20% buffer.
- 3.27 The Preferred Options SA Report indicates that a housing requirement (based on OAHN and an approximate 20% buffer) is expected to have positive effects on a number of Sustainability

Appraisal objectives including significant positive effects on housing and employment. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports including the Regulation 22 Consultation Statement. These state that there was general agreement from many consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer.

- 3.28 The Pre-Submission SA Report confirms that a housing requirement (based on an OAHN and an approximate 20% buffer) expected to have positive effects on a number of Sustainability Appraisal objectives including significant positive effects on housing and employment. The SA does find that growth in the City Area is likely to have a range of adverse environmental and social effects although these adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are not considered likely to be significant. The main issues raised in the consultation responses to the Pre-Submission Local Plan are summarised in the Regulation 22 Consultation Statement. These state that there was support from consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer.
- 3.29 The Council's latest Strategic Housing Land Availability Assessment (SLAA) was published in September 2017. This shows that more than sufficient land is being promoted for development outside of the Green Belt, Green Wedges and Green Corridors through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period including the housing requirement set out within the Pre-submission Local Plan. Furthermore, the Local Plan evidence base (for example, the SLAA 2017, and Landscape Capacity and Sensitivity Assessment) indicate that the preferred housing and employment development sites are suitable, available and achievable.
- 3.30 Overall, for the reasons set out, a housing requirement using the objectively assessed housing need without an approximate 20% buffer has been rejected by the Council in preparing the Local Plan. The Council has had full regard to the findings and recommendations in the SA Reports prepared throughout the evolution of the Local Plan. These SA Reports clearly demonstrate that the preferred option (OAHN and additional supply buffer) would be the most sustainable choice for the Local Plan development strategy.

a) Increase or decrease Traveller pitch requirements

- 3.31 The Pre-Submission Local Plan makes provision for nine new Gypsy and Traveller pitches and 24 new Travelling Showpeople plots up to 2036, and has been informed by the latest Gypsy and Traveller Accommodation Assessment in 2016. This assessment finds no evidence of need for a transit site within Chelmsford. Therefore, an increase or decrease in Traveller pitch requirements would not be supported by the Local Plan evidence base. Making provision for Travelling Showpeople for which the Planning Policy for Traveller Sites (PPTS) does not apply, would also be contrary to the provisions of the PPTS.
- 3.32 The Preferred Options and Pre-Submission SA Reports indicates that a Gypsy and Travelling Showpeople/ Preferred Housing requirement is expected to have positive effects on a number of SA objectives including significant positive effects on housing and employment. The main issues raised in the consultation responses are summarised in feedback reports including the

Regulation 22 Consultation Statement. The main issues raised in the consultation responses to the Pre-Submission Local Plan are summarised in the Regulation 22 Consultation Statement. These state that there was general agreement from many consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its full objectively assessed housing needs. Overall, for the reasons set out including the Local Plan evidence base, an increase or decrease in Traveller pitch requirements has been rejected by the Council.

Employment Need and Supply

- 3.33 The Council has a number of evidence base documents that support economic and employment matters. This includes Chelmsford City Centre Office Market Review, Chelmsford Retail Study Update, Employment Land Review, Chelmsford Economic Strategy and Delivering Economic Growth in Chelmsford to 2036. The latter provides a methodology for converting floorspace into jobs for each employment sector.
- 3.34 Chelmsford's economy is growing and currently shows an annual growth of about 700 jobs per year. The total number of jobs in Chelmsford in 2016 stood at 85,000. In 2017, 92,400 (81.0%) of Chelmsford residents were employed – a figure which has been relatively stable, maintaining a similar level over the past decade.
- 3.35 The strength of Chelmsford's economy lies in its breadth of sectors; it is not over dependent on one or two major employers or sectors, but rather supports a balanced economy across a variety of sectors and job types.
- 3.36 To ensure that the issue of jobs and housing are considered together, the number of homes and jobs are considered together within the OAHN work that has been completed. As such the Council has worked in partnership with Braintree District Council, Colchester Borough Council and Tendring District Council to assess future housing and job needs. For the period to 2036, the OAHN work uses the East of England Forecasting Economic Forecasting Model (EEFM) projection of **725 new jobs per year** with a total of **16,675 for the period 2013-2036**. This equates to 0.9 jobs per new home.
- 3.37 Existing future employment land opportunities are summarised below:

Employment Land – Future Opportunities:

- **40,000 sqm** of previously committed employment land has been carried forward to the new Local Plan. This equates to **3,333** jobs.
- As of May 2018 there were **185** vacant employment spaces in Chelmsford, providing **127,446 sqm** of employment floor space, equating to **5,897** jobs.
- Key existing commitments with secured planning permission will provide **23,923 sqm** of new employment floorspace, this equates to **1,187** jobs.
- The level of self-employment is predicted to grow by **1,600** between 2013-2036. This equates to **70** jobs per year.

- 3.38 In respect of the existing commitment for new employment floor space within North East Chelmsford, this has gained planning permission and will see the development of the Greater Beaulieu Business Park, providing **40,000 sqm of new office floor space**. This development is

forecast to see the creation of **3,333 jobs**. Further jobs arising from other commitments total **1,187 new jobs**. This gives a total of **4,520 new jobs** from committed development

- 3.39 As at May 2018, there was **127,446 sqm vacant combined floorspace** for office, industrial uses this equates to **5,897 jobs**. The EEFM forecasts predict a 12% growth in the self-employed sector which equates to 70 jobs per year which would total **1,600 new jobs**.
- 3.40 The proposed new employment allocations in the Local Plan will provide **55,000 sqm floorspace for office** and business use and **13,400 sqm for Food Retail**. This will provide **5,349 new jobs**. Overall this makes provision for **17,366 new jobs** in the period 2013-2036.

Reasonable Alternatives to Employment Need and Supply

- 3.41 The Council has considered the following alternative to the determination of employment and retail requirements during the preparation of the Local Plan:
- **Increase or decrease employment and retail floor space requirements.**
- 3.42 The OAHN Study 2016 for North and Mid Essex HMA identifies a requirement for around 725 new jobs per year over the Plan period. To accommodate this growth, a minimum of 55,000sqm of employment floorspace will be allocated in the Local Plan for the period up to 2036 to ensure there is a sustainable balance between jobs and the available labour force taking into account population growth.
- 3.43 To meet retails needs, additional convenience retail floorspace of 11,500sqm is identified either within the City Centre or Chelmsford Urban Area and additional convenience retail floorspace of 1,900sqm at South Woodham Ferrers. Furthermore, some of the new jobs over the Plan period will arise from new allocations as there will be jobs created in existing businesses.
- 3.44 The Issues and Options SA Report indicated that a jobs target of 727 jobs per year (Option 1) performed well when considered against the Sustainability Appraisal objectives and would be expected to deliver significant positive effects in respect of the economy. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in the Regulation 22 Consultation Statement published in June 2018. This reports mixed views from respondents at this stage on whether jobs numbers are too high or too low.
- 3.45 The Preferred Options and Pre-Submission SA Reports indicate that a jobs target of 727 jobs per year would be expected to deliver significant positive effects in respect of the economy and positive effects in respect of Urban Renaissance. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in the Regulation 22 Consultation Statement published in June 2018. These report mixed views from respondents on whether preferred employment requirements are too high or too low.
- 3.46 In view of the above, it is considered that an increase or decrease in employment and retail floorspace requirements would not be supported by the Local Plan evidence base including the Chelmsford Retail Capacity Study 2015. There was also no strong desire to promote a higher jobs target of 887 new jobs (Option 2 in the Issues and Options SA Report) following the Issues and Options Local Plan consultation. As such, this approach was rejected by the Council as a reasonable alternative. Overall, for the reasons set out above, alternative employment requirement considered in preparing the Local Plan have been rejected by the Council.

Overall Conclusions on the Section

- 3.47 This Section sets out the requirements for new homes, Traveller pitches/plots, retail and employment development for the plan period up to 2036, and Reasonable Alternatives that have been considered. It demonstrates that overall, the requirements within the Local Plan are considered to be the most appropriate when considered against for example the SA Reports. Land supply, constraints and opportunities to deliver the development requirements as discussed below.
- 3.48 Alongside the requirements for new homes, Traveller pitches/plots, retail and employment development for the plan period up to 2036, will be requirements for a wide range of supporting infrastructure including new schools, early years and childcare nurseries, transport provision and utilities. This is discussed further in the Infrastructure Topic Paper.

4. Land supply, Constraints and Opportunities

- 4.1 The Spatial Strategy sets out the scale and distribution of new development across Chelmsford up to 2036 in order to meet identified development needs discussed above. The Spatial Strategy is based on a number of considerations including development requirements over the Plan period, national and local planning policy, the availability and viability of land for development, environmental constraints, the Local Plan's Strategic Priorities, Vision and Spatial Principles, and the settlement hierarchy. These are discussed in the next two Sections.

Land Supply

- 4.2 Once the need for housing and business has been identified, the NPPF states that authorities should prepare a Strategic Land Availability Assessment (SLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified development needs over the Plan period. This process can be combined for both housing and employment.
- 4.3 Each of the development sites contained within the Pre-Submission Local Plan have been assessed through the SLAA as being available for development and deliverable within during the plan period. Therefore, the Pre-Submission Local Plan proposes to allocate sites where they have been promoted to the Council for development, either by landowners or developers. A large number of suitable development sites have been proposed for development through the SLAA outside of the Green Belt and in other areas of constraint such as a Green Wedge. These sites combined could deliver well in excess of the level of new development need identified. Sufficient available and suitable land has been promoted within three Growth Areas of Central and Urban Chelmsford, North Chelmsford and South and East Chelmsford to deliver the Spatial Strategy in the Local Plan (see Section 6 of this topic paper).
- 4.4 Appendix 1 lists the site submitted through the Council's SLAA and why they have been either been allocated for development within the Pre-Submission Local Plan, considered as reasonable alternatives or discounted. This list includes information on sites submitted to the Council's most recent 'call for sites' in 2018. This ran alongside the consultation on the Pre-Submission Local Plan and a total of 18 sites were submitted.

Previously Developed Land (Brownfield Land)

- 4.5 Paragraph 111 of the NPPF states that:

‘Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value’.

- 4.6 The Pre-Submission Local Plan seeks to make the best use of suitable previously developed land in Chelmsford Urban Area. The sites combined in this area are allocated to provide around 2,000 new homes on brownfield sites in Chelmsford’s Urban Area. The remaining housing need has therefore been proposed on greenfield sites. Where appropriate and viable, development on previously developed sites will be optimised, including the use of higher densities.

Adopted Local Development Framework (LDF)

- 4.7 The Council's adopted Local Plan (Local Development Framework or LDF) contains a number of allocations for new housing development that have not yet been implemented. These are expected to be delivered by 2036, and are therefore rolled forward in the new Local Plan. These are called Existing Commitments 1-5 in the Pre-Submission Local Plan.
- 4.8 The North Chelmsford Area Action Plan (NCAAP) allocates a minimum 3,200 new homes and 64,000 sqm of commercial floorspace at North East Chelmsford known as Beaulieu and Channels. Outline planning permission has been granted for 4,350 new homes, 40,000 sqm floorspace business park, and new rail station alongside a wide range of supporting infrastructure including a new Radial Distributor Road, sustainable transport measures, schools and Neighbourhood Centre. Construction work commenced on the scheme in 2014.
- 4.9 The Pre-Submission Spatial Strategy and Strategic Sites seeks to maximise the opportunities for the delivery of new growth and supporting infrastructure in place/planned in the adopted LDF, including to locate development at well-connected locations.

Constraints and Opportunities

- 4.10 When developing the Local Plan, the Council has weighed up constraints and opportunities, and tested different options regarding where development can be accommodated. For Chelmsford, these include the Green Belt, flood risk and Green Wedge and Green Corridors.

Green Belt

- 4.11 Paragraph 83 of the NPPF states that:

‘Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.’

- 4.12 The extent of the Green Belt in Chelmsford is already established in the Council’s adopted Local Plan (LDF) and therefore national planning policy is clear that the boundaries should only be altered in exceptional circumstances.

- 4.13 As discussed above, sufficient land is available for development to meet development needs over the plan period outside of the Green Belt. Therefore, the Pre-Submission Local Plan does not propose new growth to meet development requirements in the Green Belt. This is considered a robust approach, in accordance with policies contained within the NPPF.
- 4.14 Special Policy Areas are defined within and around some existing facilities and institutions within the Green Belt to enable their operational and functional requirements to be planned in a strategic and phased manner. However, the general extent of the Green Belt will be maintained.

Flood Risk

- 4.15 Paragraph 100 of the NPPF states that:

‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment ... Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change ...’

- 4.16 The NPPF and NPPG require sequential and, if necessary, exception tests to be carried out when development needs cannot all be accommodated in areas at low risk of flooding (flood zone 1). As shown in the Level 1 and 2 SFRA, some development in CUA is allocated on land in flood zones 2 and/or 3. This is because Chelmsford is a sustainable location for development, and is at the top of the Settlement Hierarchy.
- 4.17 The Pre-Submission Local Plan has given due regard to national flood risk policy, and only allocates land for housing or employment development that passes the sequential and exception test. As such, it has been demonstrated that these developments will provide wider sustainability benefits to the community that outweigh flood risk.

Green Wedge and Green Corridors

- 4.18 Paragraph 109 of the NPPF states that:

‘The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;’

- 4.19 The Pre-Submission Local Plan will protect valued landscapes by designating Green Wedges and Green Corridors. These follow Chelmsford’s river valleys and extend into the open countryside.
- 4.20 Development over the Plan period is also constrained by issues of traffic congestion particularly linked to junctions on the A12 and the A414 between Sandon and Maldon, constraints relating to the potentially adverse impact of increased recreational activity on European Protected Sites, especially around SWF, a lack of infrastructure capacity such as education, and the

distribution of allocated minerals and waste sites. These have informed the amount of new development proposed in certain settlements. Notwithstanding the constraints, the Council can meet its full, objectively assessed development needs together with a supply buffer, in a sustainable way.

- 4.21 More information on traffic congestion constraints facing Chelmsford and how the Local Plan seeks to provide a development strategy compatible with sustainable movement objectives is described in the Transport Topic Paper.

5. Strategic Priorities, Vision and Spatial Principles

- 5.1 This Section discusses the Local Plan's Strategic Priorities, Vision and Spatial Principles. These have been used to help guide the distribution of future growth as set out in the Spatial Strategy.

Strategic Priorities

- 5.2 Paragraph 156 of the NPPF states that Local Plans should set out the Strategic Priorities for its area. The Council has established nine strategic priorities within the Local Plan which underpin the Vision, Spatial Principles and Strategic Policies. They are closely aligned to strategic policies of the other partner north Essex authorities. Within the Pre-Submission Local Plan, there is commentary on how each of the strategic priorities are applied in the Chelmsford context:

- 1 – Ensuring Sustainable Development
- 2 – Meeting the needs for new homes
- 3 – Fostering growth and investment and providing new jobs
- 4 – Protecting and enhancing retail, leisure and commercial development
- 5 – Delivering new and improved Strategic Infrastructure
- 6 – Delivering new and improved Local Infrastructure
- 7 – Protecting and enhancing the Natural and Historic Environment, Green Belt and valued landscapes
- 8 - Creating well designed and attractive places and promoting healthy communities
- 9 – Reinforcing Chelmsford's regional role as 'Capital of Essex'

Vision

- 5.3 The Local Plan Vision sets out the kind of place Chelmsford will be in 2036 focusing on Chelmsford's role as regional centre to accommodate significant new housing and employment and to use this growth to maximise new and upgraded infrastructure whilst further improving quality of life and well-being and protecting important built, natural and historic assets. This is set out in detail within the Pre-Submission Local Plan.

Spatial Principles

- 5.4 The first Strategic Policy of the Pre-Submission Local Plan (Policy S1) sets out the Spatial Principles. This is a key spatial policy to deliver the Strategic Priorities and Vision of the Local Plan. These are not listed in a priority order within Policy S1 but collectively they underpin the Spatial Strategy.

- Maximise the use of suitable previously developed land for development
- Continue the renewal of Chelmsford City Centre and Urban Area
- Locate development at well-connected sustainable locations
- Locate development to avoid or manage flood risk
- Protect the Green Belt
- Preserve or enhance the character of valued landscapes, the historic environment and biodiversity
- Respect the pattern and hierarchy of existing settlements
- Ensure development is deliverable
- Ensure new development is served by necessary infrastructure
- Use development to secure new infrastructure
- Plan for the longer-term.

5.5 Chelmsford will remain a focus for growth and change in the County well into the 21st Century. It is already a vibrant and attractive place to live, work and socialise, located within the heart of Greater Essex. As the County Town, with a strong economy, good transport connections, high quality of life and attractive environment, it is already a major draw for employment, shopping, leisure and one of the best places to live in the UK. Over the coming decades, Chelmsford is forecast to be the major growth location for new homes and jobs.

5.6 The Spatial Strategy recognises that Chelmsford will continue to be a major centre for growth and change in Essex. It will meet identified needs for new development and supporting infrastructure over the longer-term, alongside ensuring that the quality of Chelmsford's natural and built environment is conserved and enhanced, in a sustainable way. This will help to ensure that Chelmsford grows sustainably in the years ahead, and brings new development and supporting infrastructure where and when it is needed, and which contributes towards the overall success and sense of place of the area.

5.7 The Spatial Strategy, sites for strategic development growth and reasonable alternatives are discussed further in the next Section. The SA Reports have assessed the Local Plan Vision and Spatial Principles. Overall, these show that the Vision performs well when assessed against the SA objectives although there are uncertainties and potential conflicts could arise between growth, resource use and environmental factors.

5.8 Collectively, the Spatial Principles are considered to be broadly supportive of the SA objectives. Where possible incompatibilities or uncertainties have been identified, these can be resolved if development takes place in accordance with all of the Spatial Principles. As such, an incompatibility or uncertainty is not necessarily an insurmountable issue but one that may need to be considered in the development of policies that comprise the Local Plan.

5.9 The Strategic Priorities have not been assessed separately; this is because they are reflected through the Local Plan Vision and Spatial Principles, as well as the policies, of the Pre-Submission Local Plan and which have been subject to SA as part of the preparation of this report.

5.10 The Council is suggesting some additional minor changes to the paragraphs describing the Strategic Priorities and Vision, and to Policy S1. These are set out in the 'Schedule of Additional Changes, June 2018'. The changes do not affect the soundness of the Plan and are in response

to comments made to the Pre-Submission Local Plan, and to ensure the Plan reflects the latest position and is consistent.

6. Spatial Strategy, Strategic Sites and Reasonable Alternatives

Spatial Strategy

- 6.1 The Pre-Submission Local Plan seeks to deliver identified development needs and new supporting infrastructure to meet the Strategic Priorities, Vision and Spatial Principles in the most sustainable way. This is central to the Pre-Submission Local Plan and the Spatial Strategy.
- 6.2 The amount and type of new development provides the starting point for the formulation of the Spatial Strategy, which is then shaped by the Vision, Spatial Principles and the need to secure sustainable development. This includes the protection of the Green Belt and valued landscapes of Green Wedges and Corridors. The Spatial Strategy avoids new development in areas of high flood risk, or ensures that any flood risk is managed for development at highly sustainable locations in Chelmsford City Centre. The Local Plan will focus new development, including housing and employment growth, leisure, office, cultural and tourist facilities, retail and mixed use development at the most sustainable locations that meet the Local Plan Vision and Spatial Principles. It does this first through making the best use of previously developed land within Chelmsford Urban Area. As this area is unable to accommodate all of the new development needed, the Local Plan will also allocate land for development in the following areas:
- Sustainable urban extensions forming new distinct neighbourhoods containing housing and employment to Chelmsford and South Woodham Ferrers
 - Development around Key Service Settlements outside the Green Belt.
- 6.3 New development allocations will be focused at nine Locations within three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford using the distribution set out in Policy S9, and as shown on the Policies Map. The Local Plan contains a mixed portfolio of different sized site allocations to help maintain a five year housing supply and to ensure its housing needs are met over the plan period. The boundaries of the greenfield strategic site allocations consider a number of known site constraints which impact upon the area of the site available for development such as flood zones, Local Wildlife Sites and topography. More details are set out in Appendix 2.
- 6.4 The Spatial Strategy sets out to maximise existing infrastructure and access to existing services and use housing growth to help deliver new infrastructure to meet local needs whilst at the same time seeking to create attractive and successful new places and neighbourhoods and to protect valuable natural assets. It is a long-term strategy that creates certainty and will deliver growth and change over the plan period and beyond. Having worked closely with ECC as local highways authority it will also seek to encourage sustainable forms of transport and be compatible with wider objectives of managing the local transport network.

Settlement Hierarchy

- 6.5 The Settlement Hierarchy set out in Policy S9 has helped to identify settlements considered appropriate for future development within the context of the Spatial Strategy, alongside other considerations including land supply, constraints and opportunities discussed in Section 4 above. The Settlement Hierarchy is based on the findings of the Parish Audit contained within the Urban Area and Defined Settlement Boundary Review – Updated Technical Note, January 2018. The Settlement Hierarchy sets out four categories of settlements – 1. City or Town, 2. Key Service Settlements, 3. Service Settlements and 4. Small Settlements.
- 6.6 Chelmsford and South Woodham Ferrers (SWF) are at the top of the hierarchy in recognition of their role as the main housing, employment and retail centres and will take the largest share of the future development proposed in the Local Plan. They also the most potential to provide new infrastructure. Accordingly, most new development over the Local Plan period is proposed in and around these settlements.
- 6.7 The larger settlements around Chelmsford are defined as Key Service Settlements as they provide a range of services and facilities for their residents. As such development growth is allocated around Key Service Settlements outside of the Green Belt. 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. No development growth is allocated to Service Settlements and Small Settlements which typically have more limited services and facilities and are therefore considered less sustainable. However, Policy S9 does provide the opportunity for some smaller-scale new housing and employment development to come forward at these settlements through Neighbourhood Plans or affordable housing exception sites.

Chelmsford

- 6.8 Chelmsford is a sustainable location for development, and is a proposed area to focus growth in the Spatial Strategy. In total, Chelmsford Urban Area (Location 1) will generate around 2,000 homes (as set out in the Schedule of Additional Changes, June 2018), 11,500 sqm of food retail and 4,000 sqm employment to 2036. A further 1,200 new homes and 5,000 sqm office/business floorspace will be provided on urban extensions to the west (Location 2) and east (Location 3). To the north east of Chelmsford (Location 4) a large new garden community development is allocated for 3,000 new homes and 45,000sqm of office/business plan.
- 6.9 The overall number of sites and quantum of new homes is the same in Chelmsford Urban Area (Location 1) in the Pre-Submission Local Plan compared with the Preferred Options Local Plan but less than the Issues and Options Local Plan. The Pre-Submission Local Plan also proposed changes to some site boundaries and site capacities including in Location 3. These changes followed a re-appraisal of sites in light of consultation responses, constraints and further evidence base work. Two sites, Meteor Way Including Car Park and Adjoining Land and Land to the South and West of Broomfield Place and Broomfield Primary School, were also considered unsuitable or unachievable and were removed from the Pre-Submission Local Plan.
- 6.10 The Schedule of Additional Changes, June 2018 proposes the deletion of one site, Strategic Growth Site 1b – Essex Police Headquarters and Sports Ground (SGS1b) from the Pre-Submission Local Plan. This modification is in response to issues raised by Police, Fire & Crime

Commissioner for Essex and to reflect that the site allocation is no longer considered available and suitable for development. No other changes are proposed to sites or the quantum of new homes. Site requirements and site delivery periods for some allocations have been updated following review of the Pre-Submission Local Plan representations and to reflect the latest phasing position following the publication of the Five Year Land Supply Housing Schedule April 2018.

- 6.11 The Pre-Submission SA Addendum has assessed the Schedule of Additional Changes, June 2018. The SA Addendum identifies no additional significant adverse effects through the appraisal of the Additional Changes, and that in a number of instances, the Additional Changes are found to enhance an effect that was already identified as a significant positive effect.
- 6.12 Due to local environmental constraints such as the need to protect the Green Wedges and Green Corridor and national policy constraints such as the Green Belt, there are limited opportunities for further development around Chelmsford Urban Area.

South Woodham Ferrers

- 6.13 South Woodham Ferrers (SWF) is a sustainable location for development, and is a proposed area to focus growth in the Spatial Strategy. In total, this location will generate around 1,000 homes, 1,000 sqm of flexible business floorspace and 1,900 sqm of food retail to 2036. SWF has not seen any significant growth since it was first developed as a New Town. Enlarging SWF with a new sustainable neighbourhood South Woodham Ferrers linked to the Town Centre by public transport, cycling and walking will help to strengthen its social and economic well-being.
- 6.14 The amount of development to the North of South Woodham Ferrers (Location 7) is less in the Pre-Submission Local Plan, than in the Preferred Options Local Plan and Issues and Options Local Plan documents. The site boundary has been slightly enlarged since the Preferred Options stage. This is to follow a more logical boundary on the ground and will help to maximise opportunities for landscaping/buffering around the site.
- 6.15 Due to land availability, environmental constraints and avoiding areas of flood risk, there are very few opportunities for further development around South Woodham Ferrer's Urban Area.
- 6.16 The Pre-Submission Local Plan directs new development growth to all five of the Key Service Settlement outside the Green Belt. This includes 100 homes in Danbury, with the emerging Neighbourhood Plan allocating the relevant site(s).

Spatial Strategy Reasonable Alternatives/Alternatives Considered

- 6.17 The Council has considered five alternatives to the Pre-Submission Local Plan Spatial Strategy:
 - a) **No Spatial Strategy, rely on NPPF**
 - b) **Pursue alternative Spatial Options**
 - c) **Urban Focus with Growth at Hammonds Farm and Key Service Settlements**
 - d) **Development growth in the Green Belt**
 - e) **Development growth in the Green Wedges and Green Corridors**

6.18 The reasons for their rejection are summarised below. Further information is contained within the Sustainability Appraisals Reports and/or previous Local Plan Consultation Documents and the Regulation 22 Consultation Statement. The SA reports identify the reasons for selecting the alternatives tested through the SA process. The Council decides what sites and strategy approaches are reasonable.

a) No Spatial Strategy, rely on NPPF

- 6.19 In line with the NPPF, the Local Plan Spatial Strategy sets out how development will be accommodated across Chelmsford reflecting the distinctiveness of different parts of the City Area. Without a Spatial Strategy, it will not be clear how the Local Plan will seek to deliver sustainable development to meet local needs through the Plan period.
- 6.20 If the Local Plan excludes a Spatial Strategy, it would reduce the weight of the proposed Settlement Hierarchy for guiding future planning decisions and risk new development being directed to less sustainable locations. As such, overall this approach has been rejected by the Council as a reasonable alternative in preparing the Local Plan

b) Pursue alternative Spatial Options

- 6.21 Alternative Spatial Options to the proposed Pre-Submission Spatial Strategy are assessed in the Issues and Options Consultation Document, and Issues and Options and Preferred Options Sustainability Appraisal (SA) Reports. These include Options 1-3 from the Issues and Options Consultation Document and an alternative Preferred Options Local Plan Spatial Strategy (Urban Focus with Growth at Hammonds Farm and Key Service Settlements outside the Green Belt). Overall, alternative Spatial Strategy options that have been considered perform less well than the proposed Pre-Submission Local Plan Spatial Strategy when considered against a range of considerations including national planning policy, SA Reports, previous consultation responses, the Plan evidence base and the Local Plan Strategic Priorities, Vision, Spatial Principles and Settlement Hierarchy.
- 6.22 In particular, Option 1 (Urban Focus) from the Issues and Options Consultation Document was rejected because it would be contrary to the Settlement Hierarchy by not focusing growth in all Key Service Settlements (e.g. Bicknacre and Danbury) and failing to maximise opportunities to locate development at well-connected sustainable locations (e.g. in East Chelmsford). It promoted a higher amount of growth on brownfield sites within which was not considered to be deliverable over the Plan period. It would further have resulted in substantially larger amounts of growth in areas including West Chelmsford, Great Leighs and Broomfield which attracted significant public opposition.
- 6.23 Option 2 (Urban Focus and Growth on Key Transport Corridors) from the Issues and Options Consultation Document was rejected primarily because it would be contrary to the Settlement Hierarchy by not focusing growth in all Key Service Settlements (e.g. Bicknacre and Danbury) and promote growth in a small settlement (Rettendon Common). It promoted a higher amount of growth on brownfield sites which is not considered to be deliverable over the Plan period. It would have furthered resulted in substantially larger amounts of growth in areas including West Chelmsford, Great Leighs and Broomfield which attracted significant public opposition.

- 6.24 Option 3 (Urban Focus and Growth in Key Villages) from the Issues and Options Consultation Document was rejected principally because it promoted growth in Service and Small settlements (e.g. Ford End, Rettendon Common and Woodham Ferrers) contrary to the Settlement Hierarchy. It promoted a higher amount of growth on brownfield sites which is not considered to be deliverable over the Plan period. It would have further resulted in a substantially larger amount of growth in West Chelmsford which attracted significant public opposition.
- 6.25 All three spatial strategy options were subject to SA with the findings presented in the SA Report that accompanied the Issues and Options Consultation Document. The SA Report found that the performance of the three spatial options against the SA objectives was very similar. This reflected the fact that under all of the options considered, the majority of growth would be focused in locations adjoining the existing built-up areas of Chelmsford and South Woodham Ferrers, a spatial approach that was considered likely to help ensure that new development is accessible, supports urban renaissance, and ensures that the City continues to be a major driver of economic growth within the Heart of Essex sub-region. The SA Report concluded that “Under Options 1 and 2, these benefits would be maximised and as a result, they are considered to be the best performing spatial options when assessed against the SA objectives”.
- 6.26 The Spatial Strategy was updated and refined in the Preferred Options Local Plan and Pre-Submission Local Plan to reflect a range of considerations including the latest Plan evidence base, national policy and consultation responses. The main differences in the Pre-Submission Local Plan compared with the Preferred Options Local Plan are changes in the capacity of some sites, some new and some deleted brownfield sites, a new housing site in East Chelmsford (Site 3d), the allocation of a site for specialist residential development for older people in Great Leighs (Site 5b) and, changes to existing commitments to reflect more recent planning permissions. The main differences in the Pre-Submission Local Plan compared with the Issues and Options Local Plan are changes to site allocations and capacities of some sites including a significant reduction in the amount of development proposed in West Chelmsford.
- 6.27 In view of the above, pursuing any of the Spatial Options in their entirety contained within the Issues and Options and Preferred Options Local Plan Consultation Documents, would not amount to a suitable or sustainable approach and therefore have been rejected by the Council in preparing the Local Plan.
- 6.28 The Spatial Strategy presented in the Preferred Options Consultation Document focused growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt. The accompanying SA Report found that this approach performed well in terms of its sustainability and significant positive effects were identified in respect of housing, the economy, urban renaissance, health and wellbeing and transport. The SA Report did highlight that development could have negative effects across a number of the SA objectives, but that these effects would likely be minimised through the implementation of Local Plan policies and mitigation at the site level such that they would be unlikely to be significant. The exception to this concerned the associated loss of greenfield land which was assessed as having a significant negative effect on land use.

c) Urban Focus with Growth at Hammonds Farm and Key Service Settlements

- 6.29 This option differs from the Local Plan Preferred Option Spatial Strategy by substituting North East Chelmsford (Location 4) with a new settlement east of the A12/north of the A414 (known as 'Hammonds Farm'). Hammonds Farm is a large development being promoted by landowners at a location east of the A12 Chelmsford By-pass between Sandon and Boreham. It is tested in the Preferred Options SA Report.
- 6.30 This location is within the Lower Chelmer Valley which has a landscape character that has a high sensitivity to change with significant portions of land within the floodplain. The Landscape Capacity and Sensitivity Assessment 2017 identifies the site as having a high overall landscape sensitivity rating and a low to medium landscape capacity rating. The site is also within a proposed Green Corridor and a proportion of the site is identified by the existing Chelmer and Navigation Landscape Conservation Area designation.
- 6.31 The Hammonds Farm site is severed by the A12, Maldon Road and the A414, all of which are close to capacity and experience congestion and delays to traffic. The site is situated adjacent to A12 Junction 18; consequently, the expected traffic generation from a site in this location would be expected to have an additional impact on the A12 carriageway. It is also poorly connected to the proposed new Rail Station in NE Chelmsford.
- 6.32 A new settlement at Hammonds Farm could mean that benefits arising from development on the edge of the Chelmsford Urban Area are reduced as a large proportion of new development would be detached from the existing urban area, which could lead to an increase in car/traffic movements to those facilities in the city centre. It would not respect the existing pattern of existing settlements or locate development at well-connected locations in line with the Pre-Submission Local Plan Spatial Principles.
- 6.33 The site would require access to the A414, which is a strategic route linking Maldon with Chelmsford, and the wider network. Significant growth is planned in the Maldon Local Plan, along this busy 'strategic' route which passes through urban areas, including Danbury towards the A12, Junction 18.
- 6.34 Although the site is located close to the Sandon Park and Ride site, traffic from Hammonds Farm site would have to travel through Junction 18 to the Park and Ride facility with consequent impact on that junction. A further Park and Ride site has been suggested within the Hammonds Farm site. However, an additional Park and Ride is likely to have an effect on the viability of the neighbouring Sandon site, Chelmer Valley, and the potential additional two sites proposed in the Pre-Submission Local Plan.
- 6.35 A large development at Hammonds Farm would also be expected to significantly increase the use of the city centre rail station, which is already close to capacity, more so than the site in NE Chelmsford which will be in close proximity to the proposed station at Beaulieu Park and will be connected into the walking and cycling routes serving the new NE Chelmsford neighbourhood.
- 6.36 Although the Hammonds Farm site is relatively close to the proposed new rail station at Beaulieu Park travel between the two would be via the dual carriageway A12 which, as explained above, currently experiences congestion, or by rat running though minor roads to the north of the site which is unlikely to be considered acceptable.

- 6.37 The Council has had regard to the main issues raised in the responses previous Local Plan consultations. These are summarised in the Regulation 22 Consultation Statement. Although these reveal significant support for a potential new settlement of up to 5,000 new homes at Hammonds Farm, there was also support for discounting it and the development of any new large settlement.
- 6.38 The Preferred Options Sustainability Appraisal tests the alternative Spatial Strategy of Urban Focus with Growth at Hammonds Farm and Key Service Settlements. The appraisal concluded that “the type and range of effects across the SA objectives are likely to be similar to those identified in respect of the preferred Spatial Strategy. However, there is considered to be greater uncertainty with regard to the deliverability of this alternative (related to the transportation infrastructure requirements necessary to bring forward a new settlement at Hammonds Farm and to ensure connectivity with the Chelmsford Urban Area) and, relative to the preferred Spatial Strategy, the potential for significant landscape effects is considered to be greater. Further, as this option would involve the creation of a new settlement that is detached from the existing urban area, accessibility to key services, facilities and employment opportunities would be reduced. However, a new settlement would present an opportunity to deliver a new sustainable neighbourhood which could help to offset adverse effects in this regard and deliver some sustainability benefits (such as reduce traffic in the Chelmsford Urban Area). Overall, when compared to the preferred Spatial Strategy, the findings of the SA indicate that this alternative spatial strategy performs less well in terms of its sustainability.”
- 6.39 The Pre-Submission SA Report also found that the preferred options taken forward into the Pre-Submission Local Plan performed as well as, or better than, the alternatives appraised in terms of their contribution towards sustainability. The SA Addendum, June 2018 includes an assessment of new and updated sites considered to be reasonable alternatives submitted in the recent ‘call for sites’ in 2018. In comparing the overall performance of the alternative sites against the preferred options identified in the Pre-Submission Local Plan across all SA objectives, it is apparent that the performance of the reasonable alternatives is broadly similar, with none performing notably better than the preferred options. In consequence other factors have been material to the decision not to take them forward, with the reasons set out in Table 3.4 and Table 3.5 of the Sustainability Appraisal Report Addendum (June 2018). These include poorer access and connectivity and a lack of capacity to deliver the required on site infrastructure.
- 6.40 Local Plan traffic modelling also shows that there is little difference in levels of congestion when considering the traffic impacts of different spatial growth strategies. Further information is contained within a separate Transport Topic Paper, June 2018
- 6.41 Overall, although this site is available, it is considered to perform less well compared with Location 4 when assessed against the SA objectives, the proposed Spatial Strategy and the Local Plan evidence base.

d) Development Growth in the Green Belt

- 6.42 The Green Belt is a national planning policy designation. The Government attaches great importance to its protection and permanence. Section 9 of the NPPF is dedicated to Green Belt. Paragraph 79 of the NPPF introduces it by stating “*The fundamental aim of Green Belt*

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

- 6.43 The extent of the Green Belt is already established and the detailed Green Belt boundaries for Chelmsford were confirmed through the Council's adopted Site Allocations Document in 2012 which is part of the current Local Plan (LDF). In accordance with the national planning policy outlined above, to vary the Green Belt boundaries would require exceptional circumstances which would need to be clearly evidenced.
- 6.44 There is more than sufficient land being promoted for development outside of the Green Belt through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period and the housing requirement with a buffer. For the reasons set out above, the Council strongly believes that there are no exceptional circumstances that mean that an option for development growth in the Green Belt is necessary, justified or reasonable at this time. Given the importance that national policy and guidance attaches to the protection and permanence of the Green Belt, there is no case for including locations for development which would undermine these longstanding principles.
- 6.45 In conclusion, new housing and employment growth within the Green Belt has been discounted as sufficient and suitable land is available outside the Green Belt to meet the area's development needs in a sustainable way. Such an approach would also undermine the protection of Green Belt by national planning policy. As such, it has been rejected by the Council as a reasonable alternative. Special Policy Areas are defined within and around some existing facilities and institutions within the Green Belt to enable their operational and functional requirements to be planned in a strategic and phased manner. However, the general extent of the Green Belt will be maintained.

e) Development growth in the Green Wedges and Green Corridors

- 6.46 The Green Wedges and Green Corridors contain land that is important for nature conservation, recreation and access. The valleys and flood plain of the Rivers Chelmer, Wid and Can will continue to be protected as Green Wedges and Green Corridors through and beyond Chelmsford's Urban Area. Existing Green Wedges have played an important role in shaping the form and character of Chelmsford and providing physical links to the countryside. They also provide an important amenity, recreation and nature conservation resource. In line with a Green Wedge and Green Assessment 2017, the general extent of the existing Green Wedges will be maintained and further extensions along the river valleys will be defined as Green Corridors to provide further protection to the river valleys that form such an important part of Chelmsford's landscape and natural environment.
- 6.47 Parts of the Green Wedges are covered by Living Landscapes. These are identified by Essex Wildlife Trust across Chelmsford and contain key areas of landscape which are promoted for nature conservation, wildlife habitats, public enjoyment and adaptation to climate change.

- 6.48 In line Policy CO1 of the Pre-Submission Local Plan, the crucial role of the main river valleys where they permeate into the existing or proposed urban areas i.e. Green Wedges, will be protected and enhanced as valued and multi-faceted landscapes for their openness and function as important green networks for wildlife, leisure and recreation, and development which materially harms the role, function, character and appearance of this valued landscape will be restricted.
- 6.49 In respect of Green Corridors, Policy CO1 also seeks to ensure that the distinctive and valued landscape character of the main river valleys where they extend into the countryside beyond the existing or proposed urban areas and form part of the wider river valley network which connects a suite of Green Infrastructure assets will be protected, and development which harms the character and appearance of this valued landscape will be resisted.
- 6.50 The main issues raised in the responses to the Issues and Options and Preferred Options Consultation Documents and Pre-Submission Local Plan are summarised in the Regulation 22 Statement. These show strong support amongst the general public for the protection of the river valleys by defining Green Wedges.
- 6.51 In conclusion, new housing and employment growth within the Green Wedges and Green Corridors has been discounted as sufficient and suitable land is available outside these designations to meet the area's development needs in a sustainable way. It would also undermine the protection of the valued landscapes by national planning policy. As such, it has been rejected by the Council as a reasonable alternative.
- 6.52 The Council has had full regard to the findings and recommendations in the SA Reports prepared throughout the evolution of the Local Plan. These SA Reports clearly demonstrate that the preferred Spatial Strategy (as set out in the Pre-Submission Local Plan) would be the most sustainable choice for the Local Plan development strategy.

Strategic Sites

- 6.53 The Spatial Strategy (as proposed to be amended in the Schedule of Additional Changes) identifies 42 sites for new development growth. This includes 17 Strategic Growth Sites which are housing and/or mixed use sites for 100 or more new homes. The rationale for the selection of site allocations and information on how they perform against the SA framework is given in the Preferred Option SA and the more recent Pre-Submission SA.
- 6.54 Overall the Sustainability Appraisal Reports demonstrate that the majority of the Sustainability Appraisal objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Local Plan. Whilst negative effects have also been identified against many of the Sustainability Appraisal objectives, particularly associated with proposed site allocations, the Pre-Submission Local Plan includes policies which seek to manage these effects such that significant adverse effects will be largely avoided.

Reasonable Alternatives

- 6.55 A large number of sites have been identified and assessed through the SA process as potential reasonable alternatives. These sites are listed in the Pre-Submission SA and SA Addendum,

June 2018 together with reasons why they were identified as potential reasonable alternatives, for example, because they have been promoted through the Council's SLAA, fall within a Growth Area and are in proximity to a site being proposed for housing and/or employment growth in the Local Plan.

- 6.56 The rationale for the selection of reasonable site allocation alternatives and information on how they perform against the SA framework is given in the Pre-Submission SA and SA Addendum, which supersede the Preferred Options SA. The SA Addendum, June 2018 includes an assessment of new and updated sites considered to be reasonable alternatives submitted in the recent 'call for sites' in 2018. In comparing the overall performance of the alternative sites against the preferred options identified in the Pre-Submission Local Plan across all SA objectives, it is apparent that the performance of the reasonable alternatives is broadly similar, with none performing notably better than the preferred options. In consequence other factors have been material to the decision not to take them forward, with the reasons set out in Table 3.4 and Table 3.5 of the Sustainability Appraisal Report Addendum (June 2018). These include poorer access and connectivity and a lack of capacity to deliver the required on site infrastructure.
- 6.57 The Pre-Submission Local Plan allocates land at Land at Drakes Lane, Little Waltham for 10 permanent Gypsy and Traveller pitches. This site has been secured by the Council through a Section 106 planning obligations linked with existing planning approvals at the Beaulieu and Channels sites as part of the previously adopted North Chelmsford Area Action Plan. To ensure that future potential Gypsy and Traveller sites are deliverable, the Council has provided the ability for promoters to submit for consideration potential sites as part of Strategic Land Availability Assessment (SLAA) 'call for sites' submitted for consideration. Of the total of 13 sites submitted, 8 were rejected due to being within the Green Belt. The 3 sites not in the Green Belt were assessed as being unsuitable as they are sites where planning appeals have been dismissed for Gypsy and Traveller proposals. More details are set out in Appendix 1.

Non-Reasonable Alternatives/ Discounted Sites

- 6.58 Some sites have been promoted through the Council's SLAA and have not been allocated or assessed as reasonable alternatives for example because they fall within the Green Belt or have been dismissed on appeal. These sites are listed in Appendix 1 of this Topic Paper together with a commentary of why they have been discounted.

7. Conclusions

- 7.1 The Pre-Submission Spatial Strategy and the selection of the strategic development 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 (LDF), for example, planned new infrastructure and unimplemented housing commitments
 - Allocations and requirements of the Waste and Minerals Local Plans
 - The Local Plan evidence base, including the traffic and junction modelling, Green Wedge and Green Corridor Assessment, SLAA, Landscape Sensitivity and Capacity Assessment, and Infrastructure Delivery Plan

- The main issues raised in responses to previous consultation stages
- Findings and recommendations of the Local Plan Sustainability and Habitat Regulations Assessment Appraisals
- The ability to maximise the use of existing/proposed new infrastructure and to deliver new and improved infrastructure including Beaulieu Rail station, Chelmsford North East Bypass and a new link road into Broomfield Hospital, and
- The outcomes from Duty to Co-operate activities and discussions with key stakeholders and partners including Highways England, Essex County Council and neighbouring Local Planning Authorities.

7.2 The rationale for the Spatial Strategy and the selection of strategic sites is clear, compliant with national policy and well informed. Chelmsford faces development constraints but has suitable land supply and availability to meet its full development needs.

7.3 The Spatial Strategy performs the basis for the long-term planning of the area and will enable the timely delivery of new and improved infrastructure needed to support new growth and identified needs – see the Infrastructure Topic Paper for more details. The Pre-Submission Sustainability Appraisal (SA) also shows that the Spatial Strategy and Strategic Sites contained within the Pre-Submission Local Plan perform similar to, or better than, the alternatives considered when assessed against the SA objectives when compared with reasonable alternatives.

7.4 The evidence base is considered up-to-date and extensive and indicates that the Spatial Strategy and Strategic Sites contained within the Pre-Submission Local Plan are the most appropriate, sustainable and consistent with national planning policy contained within the NPPF.

Appendix 1

List of sites submitted through the Council's Strategic Land Availability Assessments (SLAA) and why they have been either been allocated for development within the Pre-Submission Local Plan, considered as reasonable alternatives or discounted.

The list includes details of eighteen Call for Sites were submitted in 2018 which ran alongside consultation on the Pre-Submission Local Plan. These will be assessed through the annual SLAA update to be published in September 2018.

Key

CFS/SLAA/CUA Reference	Reference of sites submitted through the SLAA process or assessed through the Urban Capacity Study
PS Reference	Pre-submission allocation reference
Address	Address taken from SLAA assessment
Net SLAA Site Area	Resulting site area after discounting constraints such as Flood Zone 3, grouped TPOs, gas pipelines etc.
PS Site Area	Site area of Pre-submission allocation

Promoted Use	Use proposed in SLAA submission
Pre-submission Allocation	Whether the site is allocated in the Pre-submission document
SA Reasonable Alternative	Whether the site is included as a Reasonable Alternative in the Sustainability Appraisal. There are a number of sites that are listed as a Reasonable Alternative in addition to an allocated site. This is where part of a site submitted through the SLAA is allocated and the remaining site area is a reasonable alternative. Therefore, they are included in both lists.
Discounted	Whether this site is in the SLAA Discounted List
Wholly Green Belt	Whether the site is wholly within the Green Belt
Wholly Green Wedge	Whether the site is wholly within the Green Wedge
Wholly Green Corridor	Whether the site is wholly within the Green Corridor
Partial Green Belt	Whether the site is partially within the Green Belt
Partial Green Wedge	Whether the site is partially within the Green Wedge
Partial Green Corridor	Whether the site is partially within the Green Corridor
Reason Site Not Allocated/RA in the SA	Other constraints or reasons the site was not selected as an allocation/ reasonable alternative (RA) in the Sustainability Appraisal (SA)

Site Reference			Site area								Constraints						
CFS/SLAA/CUA Reference	PS Reference	Address	Net SLAA Site Area	PS Site Area	SLAA Yield	Promoted Use	Pre-submission allocation	SA Reasonable Alternative	SA RA Cluster	SLAA Discounted	Wholly Green Belt	Wholly Green Wedge	Wholly Green Corridor	Partial Green Belt	Partial Green Wedge	Partial Green Corridor	Reason Site Not Allocated/ RA in SA
CFS2		The Lordship Stud Writtle College Back Road Writtle Chelmsford CM1 3PD	1.5		39	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS5		Land South of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	0.01		0	Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt; SLAA yield less than 10
CFS6		Land North of Peaches House Southlands Chase Sandon Chelmsford Essex	0.07		2	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; SLAA yield less than 10
CFS7		Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	2.9		61	Residential; Affordable Housing; Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS9		Land South East of The Lion Inn Main Road Boreham Chelmsford Essex	14.699		400	Residential; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS10		Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	1.9		25	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS11		Barn at Little Longs Chatham Green Little Waltham Chelmsford Essex	0.04		1	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; SLAA yield less than 10
CFS12		Land North East of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	0.6		14	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS13		Land South East of Tyrells Cottages Main Road Boreham Chelmsford Essex	6.41		151	Residential	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS14		Sutch and Searle Warehouse Highwood Road Writtle Chelmsford CM1 3PT	0		0	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS15		Site at 20 Little Baddow Road Dunbury Chelmsford Essex	0.23		6	Residential; Self-Build	No	Yes	No	No	No	No	No	No	No	No	NA
CFS16		Site between Kou En and 16 Orchard Cottages Main Road Boreham Chelmsford Essex	0.21		6	Residential; Self-Build	No	Yes	No	No	No	No	No	No	No	No	NA
CFS17		Argents Nursery Highwood Road Edney Common Chelmsford Essex CM1 3pz	0.22		8	Residential; Affordable Housing; Self-Build; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS18		Land North of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	0.52		15	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Not within or adjoining Key Service Settlements of Danbury or Bicknacre
CFS19	SGSSc	Land Adjacent The Gables BanTERS Lane Great Leighs Chelmsford	0.64	66.99 (whole of SGSS5)	18	Residential	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS20		Land East of Barn Mead Galleywood Chelmsford Essex	0.69		17	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Employment (other)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS21		Land East of Junction with Hyde Lane and Mill Lane Danbury Chelmsford Essex	2.5		66	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Danbury site - assessed as RA under 15SLAA45
CFS22		Longcroft Maldon Road Margareting Ingatestone Essex CM4 9JR	0.97		10	Residential	No	No	No	Yes	Yes	No	Yes	No	No	No	Within the Green Belt
CFS23		Land South of Petton Stock Road Stock Ingatestone Essex	3.94		72	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Employment B1; Employment (other); Retail (Convenience); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS24		Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	13.28		209	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Employment B1; Retail (Convenience); Retail (other); Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	No	Yes	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Corridor
CFS25		Land South West of 21 Seven Ash Green Chelmsford	0.65		19	Residential	No	Yes	No	Yes	No	Yes	No	No	No	No	NA

CFS26		New Build at Paglesham House Hollow Lane Broomfield Chelmsford Essex	0.15		4	Residential	No	Yes	Yes	No	No	No	No	No	No	No	NA
CFS27		Land at Chatham Green Yard Braintree Road Little Waltham Chelmsford	1.08		24	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS28		Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	0.17		4	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10
CFS29		43 Dorset Avenue Gret Baddow Chelmsford Essex CM2 9UA	0.07		2	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
CFS30		Land South East of Cherry Tree Cottages Stock Road Stock Ingatestone Essex	4.67		123	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS31		Land West of Hands Farm Radley Green Road Highwood Ingatestone Essex	0.52		12	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS32		Allotment Gardens Seymour Street Chelmsford Essex	0.18			Residential	No	No	No	Yes	No	No	No	No	No	No	Allocated Open Space
CFS33		Land North West of 71 School Road Downham Billericay Essex	0.85		20	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS34		Land Rear of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	3.93		88	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS35		Land South West of Hillcroft Marigold Lane Stock Ingatestone Essex	6.47		159	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS36	SGS6	Land South of Runnymede Cottage Main Road Little Waltham Chelmsford Essex	0.42	29.3 (whole of SGS6)	10	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS37		Garages Rear of 71 Hall Lane Sandon Chelmsford Essex	0.12		3	Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; SLAA yield less than 10
CFS38		Land at Thrift Farm Moulsham Thrift Chelmsford Essex	29.63		489	Residential	No	No	No	Yes	Yes	No	Yes	No	No	No	Within the Green Belt
CFS39		Land North West of St Cleres Hall Main Road Danbury Chelmsford Essex	7.5		174	Affordable Housing	No	No	No	No	No	No	No	No	No	No	Not within or adjoining Key Service Settlements of Danbury or Bicknacre
CFS40		Street Record Windsor Road Downham Billericay Essex	1.64		43	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS41		Land North of Chickdene Farm Windsor Road Downham Billericay Essex	1.15		26	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS42		New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	0.32		8	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS43		Land South of 38 Chalklands Sandon Chelmsford Essex	0.63		15	Residential; Care home, Sheltered Housing, Institutional Uses	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to Settlement Hierarchy
CFS44		Land North of Cranham Road Little Waltham Chelmsford Essex	5.06		0	Employment B2	No	No	No	No	No	No	No	No	No	No	Not RA to location 4; Contrary to Settlement Hierarchy
CFS45		Larmar Engineering CO Ltd Main Road Margaretting Ingatestone Essex CM4 9JD	1.46		33	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS46		67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	0.43		10	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS47		Land at Junction of Woodhill Road and Halls Lane Sandon Chelmsford Essex	1.5		34	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS48		Land East of Myjoy Woodhill Road Sandon Chelmsford Essex	0.91		22	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS49		Land South East of The Lion Inn Main Road Boreham Chelmsford Essex	14.399		353	Residential; Affordable Housing	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS50		Land East of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	3.86		0	Other	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS51		Field OS Ref 4730, The Chase, Boreham, Chelmsford, Essex	1.24		33	Residential; Affordable Housing	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS52		Blairs Farm, Main Road, Boreham, Chelmsford, Essex, CM3 3AD	22.6		497	Residential; Affordable Housing	No	Yes	Yes	No	No	No	No	No	No	No	NA
CFS53		Land North of Cricketers Close, Broomfield, Chelmsford	9.88		247	Residential	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS54		Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex	22.43		0	Employment B1; Employment B8	No	Yes	No	Yes	No	No	Yes	No	No	No	NA

[illegible]

CFS82		Land South West of Bethel Baptist Church, Chignal Road, Chignal Smealy, Chelmsford, Essex	1.81		48	Residential	No	Yes	Yes	No	No	No	No	No	No	No	NA
CFS83		Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford Essex	332.8		5452	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Employment B1; Employment B2; Employment B8; Employment (other); Retail (Convenience); Retail (Comparison); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision); Other	No	Yes	No	No	No	No	No	No	Yes	Yes	NA
CFS84		Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex	0		0	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS85		Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex	0.5		15	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS86		Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex	0.32		9	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS87		The Anchorage, Runwell Chase, Runwell, Wickford, Essex, SS11 7PU	0.66		18	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS88	SGS7	Site At Fenn Roundabout, Burnham Road, South Woodham Ferrers, Chelmsford	0.996	121.38 (whole of SGS7)	26	Other	Yes	No	No	No	No	No	No	No	No	No	NA
CFS89		Land North West of Greenacres, Runwell Chase, Runwell, Wickford, Essex	1.53		40	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS90		Land at 87 Main Road, Great Leighs, Chelmsford, Essex	0.82		22	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS91		Land East of Drakes Farm, Drakes Lane, Little Waltham, Chelmsford, Essex	0.61		8	Residential; Employment B1; Employment B2; Employment B8; Employment (other); Renewable Energy Production	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS92		Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex	3.09		70	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS93		Land West of Back Lane and West of Playing Fields, East of Ford End, Ford End, Chelmsford	5.7		120	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS94	SGS4	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield, Chelmsford Essex	91.9	275.6 (whole of SGS4)	1525	Residential; Care home, Sheltered Housing, Institutional Uses; Employment B1; Employment B2; Employment (other); Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision); Other	Yes	Yes	No	No	No	No	No	No	Yes	No	NA
CFS95		Wood Farm, Stock Road, Galleywood, Chelmsford, Essex, CM2 8JU	32.9		700	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS96		Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex	18.9		440	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS97		Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex	5.3		131	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS98		Site South of Woodhouse Lane and East of North Court Road, Little Waltham, Chelmsford, Essex	1.7		45	Residential; Care home, Sheltered Housing, Institutional Uses	No	Yes	No	No	No	No	No	No	No	No	NA
CFS99		Land South of A414 and North of Sandon Village, Maldon Road, Sandon, Chelmsford, Essex	21.5		393	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS100	SGS3c	Land North and South of Sandon School Molrams Lane Sandon Chelmsford Essex	12.85		237	Residential; Affordable Housing	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS101	SCS3d	Land North West of Park and Ride Terminus Woodhill Road Sandon Chelmsford Essex	11.2	7.24	227	Residential; Affordable Housing; Other	Yes	No	No	Yes	No	Yes	No	No	No	No	NA
CFS102		Land at Garage Block and West of 5 to 11 Cards Road, Sandon, Chelmsford, Essex	6.58		139	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	No	NA
CFS103		Land East of The Willows East Hanningfield Road Rettendon Chelmsford Essex	0.73		18	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to Settlement Hierarchy

CFS104		Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX	5.11		122	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision); Other	No	Yes	No	No	No	No	No	No	No	No	NA
CFS105	EC3	Land East of nos. 170-194 Main Road, Great Leighs, Chelmsford	4.44	4.5	110	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS106	EC4	Land east of Plantation Road Boreham Chelmsford	6.95	7.05	170	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
CFS107		Land South Esat of the Yard Old Bell Lane Rettendon Chelmsford Essex	0.99		22	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to Settlement Hierarchy
CFS108		Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex	2.66		53	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS109		Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex	2.1		47	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS110		Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex	5.3		111	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS111		Land North of Hawkin Smiths Farmhouse, Wyse Road, Highwood, Chelmsford, Essex	0.57		14	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS112		Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford	4.88		120	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS113		Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex	16.4		404	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	Yes	No	No	No	No	Within the Green Belt
CFS114		Southfields, School Road, Good Easter, Chelmsford, Essex, CM1 4RT	0.62		15	Residential; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS115		The Blue House, Chignal Road, Chignal Smealy, Chelmsford, Essex, CM1 4SS	1.27		30	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS116		Land East of 1-15 Millfields, Danbury, Chelmsford, Essex	3.3		87	Residential	No	No	No	No	No	No	No	No	No	No	Danbury site - assessed under CFS190
CFS117		BAE Works, West Hanningfield Road, Great Baddow, Chelmsford	15.21		244	Residential; Affordable Housing; Employment B1; Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	Yes	No	No	Allocated Employment Area; partially within Green Belt; partially allocated as open space
CFS118		Land West of BAE Systems, West Hanningfield Road, Great Baddow	1.57		35	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS119		Land East of the Crescent, Little Leighs, Chelmsford, Essex	1.99		43	Retail (Convenience); Other	No	Yes	No	No	No	No	No	No	No	No	NA
CFS120		Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford	11.97		294	Residential; Affordable Housing; Education; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	No	NA
CFS121		Ash Tree House, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LP	4		0	Employment B1; Employment B2; Employment B8	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS122		Land Northwest of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	9.2		194	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	Assessed as RA under CFS94
CFS123		Land South East of Little Belsteads Back Lane Little Waltham Chelmsford Essex	0.95		0	Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	SLAA yield less than 10; within a Green Wedge
CFS124		Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	0		0	Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	Partly allocated site; Partly assessed as RA under CFS94
CFS125		Land North of Cranham Road Little Waltham Chelmsford Essex	14.26		0	Employment B1; Employment B2; Employment B8	No	Yes	No	No	No	No	No	No	No	No	NA
CFS126		Brookmans Farm Back Lane Stock Ingatestone CM4 9DD	0.6		13	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS127		Land South of Brookmans Farm Back Lane Stock Ingatestone	1.8		47	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS128		Bolding Hatch Business Centre Bishops Stortford Road Roxwell Chelmsford	0.7		0	Employment B1; Other	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS129		Land South of Writtle and North of the A141 Writtle Chelmsford Essex	53.1		1122	Residential; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	Yes	No	Within the Green Belt

CFS130		Land South and South East of East Hanningfield Village East Hannngfield Chelmsford Essex	59.1		839	Residential; Affordable Housing; Self-Build; Employment B1; Employment B2; Employment B8; Employment (other); Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS131		Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	72.12		1023	Residential; Affordable Housing; Employment B1; Employment B2; Employment B8; Employment (other); Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS132		Land surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	76.06		1073	Residential; Affordable Housing; Employment B1; Employment B2; Employment B8; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	Yes	No	No	No	Contrary to the Settlement Hierarchy
CFS133		Land South of 720 Galleywood Road, Chelmsford	0.11		3	Residential; Affordable Housing; Self-Build; Gypsy and Traveller/Travelling Show Persons Site; Employment B1; Retail (Convenience); Renewable Energy Production	No	No	No	Yes	Yes	No	Yes	No	No	No	Within the Green Belt; SLAA yield less than 10
CFS134		Land South West of Silverwood South Hanningfield Road Rettendon Chelmsford	0.24		6	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt; SLAA yield less than 10
CFS135		Land north of The Old Coal Yard Little Waltham Chelmsford Essex	0		0	Employment B1	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to Location 4; within a Green Wedge
CFS136		Land south of Cob Cottage Church Road West Hanningfield Chelmsford Essex	1.6		36	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS137		Land West of Farrow Road Chelmsford Essex	1.79		0	Employment B1; Employment B8	No	No	No	No	No	No	No	Yes	Yes	No	Developable site area is within the Green Belt
CFS138		Land East of Hallfield House Back Lane Little Waltham Chelmsford	3.3		45	Residential; Affordable Housing	No	No	No	Yes	No	Yes	No	No	No	No	Assessed as RA under CFS94
CFS139	SGS4	Boreham Airfield Waltham Road Boreham Chelmsford	426.75	275.6 (whole of SGS4)	7054	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Employment B1; Employment B2; Employment B8; Employment (other); Retail (Convenience); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
CFS140		Land South East of Merefields Main Road Little Waltham Chelmsford Essex	11.46		245	Residential; Affordable Housing	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS141		Land North West of the Crescent Little Leighs Chelmsford Essex	2.98		78	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS142		Land North of Lammas Cottage, High Street, Stock	1.13		30	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS143		Land at Seven Ash Green	7.2		176	Residential; Other	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS144		Land East of St Marys Church Church Road Little Baddow Chelmsford Essex	0.38		9	Residential	No	No	No	Yes	No	No	Yes	No	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10; within a Green Corridor
CFS145		Land East of Plantation Road and West of Church Road Boreham Chelmsford Essex	35.94		770	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision); Other	No	Yes	No	No	No	No	No	No	No	Yes	NA
CFS146		Land East of Bowen House Wheelers Hill Little Watham Chelmsford Essex	1.03		23	Residential	No	No	No	Yes	No	Yes	No	No	No	No	Contrary to Settlement Hierarchy; Not RA to location 4; within a Green Wedge
CFS147		Land at and West of 71 School Road Downham Billiricay Essex	7.19		151	Residential; Affordable Housing; Self-Build; Renewable Energy Production	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS148		Land North of Cuton Hall Lane Chelmer Village Springfield Chelmsford Essex	1.77		32	Residential; Employment B1; Employment B2; Employment B8; Employment (other)	No	No	No	No	No	No	No	No	No	No	Allocated Open Space; Partially developed
CFS149		Land North East of Mole Cottage London Road Chelmsford Essex	0.4		0	Employment B1	No	No	No	Yes	Yes	No	Yes	No	No	No	Within the Green Belt; SLAA yield less than 10
CFS150		Land North East of Berwyn Maldon Road Margetting Ingatestone Essex	3.5		79	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS151		Land South and East of Springwood Mashbury Road Chignal St James Chelmsford Essex	0.3		7	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10
CFS152		Land North of Ash Tree House Boyton Cross Roxwell	2.58		58	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy

CFS153		206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	0.4		0	Employment B1	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; within a Green Wedge
CFS154		Land East of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	0.44		12	Residential	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS155		Land North of Nurses Cottage North Hill Little Baddow Chelmsford Essex	0		0	Residential	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; site faces significant constraints as covered by Tree Preservation Order therefore SLAA yield less than 10
CFS156		Land South West of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford	9.8		228	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	Yes	No	No	No	No	No	No	No	NA
CFS157		Land North West of Pennyfields, Parsonage Green, Broomfield, Chelmsford.	46.45		971	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	Yes	No	No	No	No	No	No	No	NA
CFS158		Land South of St Annes, Priory Road, Bicknacre	6.58		161	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS159		Field South of Jubilee Rise, Danbury, Chelmsford	1.7		45	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS160		Land North of Boreham Industrial estate, Waltham Road, Boreham, Chelmsford	4.45		0	Employment B1; Employment B2; Employment B8	No	Yes	No	No	No	No	No	No	No	No	NA
CFS161		185 New London Road, Chelmsford, CM2 9AE	0.18		7	Residential	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
CFS162		Land Adjacent Sandpit Cottage, Holybread Lane, Little Baddow, Chelmsford	0.36		8	Residential	No	No	No	Yes	No	No	No	No	No	No	Within a Small Settlement contrary to the Settlement Hierarchy; SLAA yield less than 10
CFS163		Land North side of Ladywell Lane, Sandon, Chelmsford	0.17		4	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10
CFS164		Land South of former Sandon Centre, Woodhill Road, Sandon, Chelmsford	1.08		24	Residential	No	No	No	No	No	No	No	No	No	No	Not RA to location 3
CFS165	SGS2	Land known as North West Quadrant, West of Avon Road, Chelmsford	117.72	46.64	2502	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Retail (Convenience); Education; Community Facility (e.g. Open Space, Sports Provision); Other	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS166		Land West of Hanbury Road, Chelmsford	2.85		0	Employment B1; Employment B2; Employment B8; Employment (other); Other	No	No	No	Yes	Yes	Yes	No	No	No	No	Within the Green Belt
CFS167	SGS7	Garden Centre Crouch Vale Nurseries Burnham Road South Woodham Ferrers Chelmsford CM3 5QP	4.32	121.38 (whole of SGS7)	0	Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
CFS168		Hills Yard Beachs Drive Chelmsford CM1 2NJ	0.28		7	Residential	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
CFS169		4 Pitfield Great Baddow Chelmsford Essex CM2 9QY	0.19		10	Residential	No	No	No	No	No	No	No	No	No	No	Site has been redeveloped
CFS172		Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	28.4		525	Residential; Employment B1; Employment B2; Employment B8; Retail (Convenience); Retail (Comparison); Retail (other); Education	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS173		Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	0.37		10	Care home, Sheltered Housing, Institutional Uses	No	Yes	No	No	No	No	No	No	No	No	NA
CFS174		Land West Of Byfield House Stock Road Stock Ingatestone Essex	1.68		44	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt

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CFS191		Land West of 129 Watchouse Road, Galleywood	14.52		338	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS192		Land on the west side of North Hill, Little Baddow, Chelmsford	0		0	Residential; Affordable Housing; Self-Build	No	No	No	Yes	No	No	Yes	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; site faces significant suitability constraints as covered by a Tree Preservation Order therefore SLAA yield less than 10; within a Green Corridor
CFS193		1 Wantz Cottage Ship Road West Hanningfield Chelmsford	0.06		1	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS194		2 Wantz Cottage Ship Road West Hanningfield Chelmsford	0.07		2	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS195		Land South East of 36 Castle Close and North West of 42 Catherines Close	2.53		66	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS196		Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigation, Springfield Chelmsford	19.04		360	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Employment (other); Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS197		Former Industrial Site, Signals Lane, Galleywood, Chelmsford	1.64		44	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Allocated Employment Area
CFS198		Barn adjacent the old Off Licene Blasford Hill Little Waltham Chelmsford	0.38		9	Residential; Affordable Housing; Self-Build	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; Within a Green Wedge
CFS199		Land at Sturgeons Farm Cow Watering Lane Writtle	0.49		14	Other	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS200		Land north and south of 19 and 21 Lordship Road Writtle	1.49		39	Residential	No	No	No	No	No	No	No	Yes	No	No	Key Service Settlement within the Green Belt, contrary to the Settlement Hierarchy; partly within the Green Belt
CFS201		Land South West of Writtle College Juicing Plant Lordship Road Writtle	7.3		179	Residential; Other	No	No	No	Yes	Yes	Yes	No	No	No	No	Within the Green Belt
CFS202		The Lordship Stud, Writtle College, Back Road, Writtle, Chelmsford	0.67		19	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS203		Countryside Skills Centre Cow Watering Lane Writtle	6.57		161	Care home, Sheltered Housing, Institutional Uses	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS204	SGS5a	Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs	80.42	66.99 (whole of SGS5)	1695	Residential; Other	Yes	No	No	No	No	No	No	No	No	No	NA
CFS205		Runwell Hall Farm Hoe Lane Rettendon Chelmsford	59.445		1270	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision); Other	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS206		Land South East of Sandpit Cottage Holybread Lane Little Baddow	2.39		54	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS207		Land to the East of Bulls Lodge Garm Generals Lane Boreham	1.13		30	Residential	No	No	No	No	No	No	No	No	No	No	Within Masterplan Area for Existing Committed Development
CFS208	SGS3a	Land at Manor Farm Sandford Mill Lane Great Baddow Chelmsford	34.5	27.45	608	Residential; Affordable Housing; Retail (Convenience)	Yes	No	No	No	No	No	No	No	Yes	No	NA
CFS209		Land east and West of Beaumont Otes, Chignal Road, Chignal Smealy, Chelmsford	57.42		950	Residential; Affordable Housing; Self-Build; Employment B1; Employment B2; Employment B8; Employment (other); Retail (Convenience); Retail (Comparison); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	No	NA
CFS210		Land West of Beaumont Oates Cottage Chignal Road Chignal Smealy Chelmsford	2.2		37	Residential; Affordable Housing; Self-Build; Employment B1; Employment B2; Employment B8; Employment (other); Retail (Convenience); Retail (Comparison); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	No	NA
CFS211		Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex CM1 7BT	2.49		65	Residential; Affordable Housing	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS212		Field East Of Saxon Way Broomfield Chelmsford Essex	5.4		189	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS213		Land South of Hassenbrook, Victoria Road, Writtle, Chelmsford	10.2		250	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS214		Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford	2.94		77	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt

CFS215		Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford	22.7		415	Residential; Affordable Housing	No	No	No	Yes	No	No	Yes	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Corridor
CFS216		Land South of Church of England Primary School, Main Road, Ford End, Chelmsford	5.4		113	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS217		Land East of Home Pastures, Main Road, Ford End, Chelmsford	4.4		92	Residential; Affordable Housing	No	No	No	Yes	No	No	Yes	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Corridor
CFS218		Land North of Hilltop, Southend Road, Howe Green, Chelmsford	0		0	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS219		Land North of Cricketers Close, Broomfield, Chelmsford	8.28		202	Residential; Affordable Housing	No	Yes	Yes	Yes	No	Yes	No	No	No	No	NA
CFS220		Land North East of Hands Farm Cottages, Radley Green Road, Highwood	0.38		9		No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS221		Land West of Greenfield, Highwood Road, Edney Common, Chelmsford	0.19		5	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS222		Land South of Elrose, Mayes Lane, Sandon, Chelmsford	1.23		28	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS223		Land Adjacent and Rear of 188 Main Road, Great Leighs, Chelmsford	0.3		8	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS224		Chenwill, Links Drive, Chelmsford	0.065		3	Residential; Self-Build	No	No	No	Yes	Yes	No	Yes	No	No	No	Within the Green Belt
CFS225		Brookside Farm, Southend Road, Great Baddow, Chelmsford	1.26		27	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; Not RA to Location 3
CFS226		Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford	4.64		97	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS227		Land South West of Rettendon Place Farm, Main Road, Rettendon	6.9		146	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS228		Land North West of Rettendon Turnpike, Rettendon, Chelmsford	3		68	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS229		Land East of A130 and North West of Runwell Road, Rettendon	0.23		7	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS230		Land North West of Hillminster, Hawk Hill, Rettendon, Wickford	0		0	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS231		Land South of Burnham Road, Battlesbridge, Wickford	5.06		108	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS232		Land North East of Meadow Road, Rettendon, Chelmsford	9.58		201	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS233		Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford	30.32		554	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt

CFS234		Land North East of Rettendon Turnpike, Rettendon, Chelmsford	9.36		197	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS235		Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	0.3		7	Residential	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; SLAA yield less than 10; within a Green Wedge
CFS236		Land North West of Sundayville, Lynfords Drive, Runwell, Wickford	12.9		319	Residential; Affordable Housing; Retail (Convenience)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS237		Meapswood, Park Lane, Ramsden Heath, Billericay, Essex CM11 1NN	0.49		12	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS238		Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR	0.17		4	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS239		Land South of The Old Rectory, mashbury Road, Chignal St James	0.12		3	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10
CFS240		Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay	0.38		9	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS241	SGS1g	Civic Centre Land Site, Duke Street, Chelmsford	1.93	1.93	190	Residential; Employment B1; Retail (Convenience); Other	Yes	No	No	No	No	No	No	No	No	No	NA
CFS243		Play Area, Jubilee Rise, Danbury, Chelmsford	0.046		1	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS250		Play Area, Cherwell Drive, Chelmsford	0.29		9	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
CFS251		Garage Site, Cherry Garden Road, Great Waltham	0.45		11	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS252	SGA1q	Former Church Hall, Woodhall Road, Chelmsford	0.37	0.37	19	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS253		Allotment Gardens, Hill Road South, Chelmsford	0.58			Residential	No	No	No	Yes	No	Yes	No	No	No	No	Allocated open space; Within a Green Wedge
CFS254		Freighter House Depot,Drovers Way, Boreham, Chelmsford	0.67		19	Residential; Employment B1; Retail (Comparison)	No	No	No	No	No	No	No	No	No	No	Allocated Employment Area
CFS255		Brand and Howes Ltd, 47 Baddow Road, Chelmsford, CM2 0DD	0		0	Residential; Employment B1	No	No	No	No	No	No	No	No	No	No	Large proportion of site within flood zone 3a therefore resulting area not sufficient for residential development
CFS256	SGS1t	Garages rear of 44 St Nazaire Road, Chelmsford	0.24	0.24	12	Residential; Affordable Housing	Yes	No	No	No	No	No	No	No	No	No	NA
CFS257	SGS1u	Garages rear of 27 Medway Close, Chelmsford	0.97	1.28	50	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS260	EC1	Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford	0.78	0.76	20	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS261		Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford	0		0	Residential; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	Allocated Special Policy Area
CFS262	CW1c	Land North West of Lockside Marina, Hill Road South, Chelmsford	0.71	2.25	130	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS263	CW1d	Baddow Road Car Park, Baddow Road, Chelmsford	0.03	1.15	100	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS264	CW1a	Chelmer Waterside Development, Wharf Road, Chelmsford	1.95	7.39 (CW1a and CW1b)	650	Residential; Other	Yes	No	No	No	No	No	No	No	Yes	No	NA
CFS265		Galleywood Hall, 279 Beehive Lane, Great Baddow	1.03		23	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS266	GS1p	Waterhouse Lane Depot and Nursery Waterhouse Lane, Chelmsford	0.84	0.85	23	Residential; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
CFS267	SGS1b	Essex Police HQ and Sports Ground, New Court Road, Chelmsford	4.63	4.72	451	Residential; Other	Yes*	No	No	No	No	No	No	No	No	No	NA
CFS268		Land between Highview and High House Farm, Woodham Road, Battlesbridge	2.09		46	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS269		Land between Highview and High House Farm, Woodham Road, Battlesbridge	3.06		71	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS270		Land South East of High House Farm, Woodham Road, Battlesbridge	6.7		145	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS271		Land between Highview and High House Farm, Woodham Road, Battlesbridge	1.04		24	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt

CFS272		Land North East of 148 The Street, Little Waltham	1.26		28	Residential	No	No	No	Yes	No	Yes	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Wedge
CFS273		Land South East of Fortune Cottage, School Lane, Great Leighs, Chelmsford	0.26		7	Residential	No	No	No	No	No	No	No	No	No	No	Not RA to Location 5; SLAA yield less than 10
CFS274		Bell Works, Well Lane Danbury, Chelmsford	0.58		23	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS275		Moulsham Lodge Community Centre, Waltham Glen, Chelmsford	0.57		30	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS276	SGS1d	Former St Peters College, Fox Crescent, Chelmsford	11.19	11.19	185	Residential; Affordable Housing; Education; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
CFS277		187 Main Road, Broomfield	1.23		32	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS278		County Library Headquarters, Goldlay Gardens, Chelmsford	0.47		28	Residential	No	No	No	No	No	No	No	No	No	No	Site has planning permission and work has started
CFS279		Writtle Community Association 12-14 Redwood Drive, Writtle	0.65		18	Residential	No	No	No	No	No	No	No	No	No	No	Key Service Settlement within the Green Belt, contrary to the Settlement Hierarchy
CFS280	SGS7	Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers	19.09	121.38 (whole of SGS7)	389	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS281		Redes Farm Cottage, Main Road, Great Waltham, Chelmsford	0		0	Residential	No	No	No	No	No	No	No	No	No	Yes	Within a Service Settlement, contrary to Settlement Hierarchy
CFS282	SGS7	Land North of South Woodham Ferrers, SWF, Chelmsford	121.66	121.38 (whole of SGS7)	2539	Residential; Affordable Housing; Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision)	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS283		Land south of Sheepcotes Roundabout, Little Waltham, Chelmsford	22.8		417	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Wedge
15SLAA1	SGS6	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	5.2	29.3 (whole of SGS6)	124	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
15SLAA2		Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	1.25		40	Residential	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA3		Land South West Of Cloughs Cottage Main Road Boreham Chelmsford Essex	0.72		46	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
15SLAA4		Land At Margaretting Service Station Main Road Margaretting Ingatestone Essex	0.53		17	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA5		Land North Of 189 Chignal Road Chelmsford	0.06		1	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
15SLAA6		Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	18.78		459	Residential	No	No	No	No	No	No	No	Yes	No	No	Within a Small Settlement, contrary to Settlement Hierarchy; Partially within the Green Belt
15SLAA7		Southern Wood London Road Great Notley Braintree Essex CM77 7QL	0		11	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Remote from Great Leighs; Not RA to location 5
15SLAA8		38 Victoria Road Writtle Chelmsford CM1 3PA	0.36		12	Residential	No	No	No	No	No	No	No	Yes	No	No	Key Service Settlement within the Green Belt, contrary to the Settlement Hierarchy; partly within the Green Belt
15SLAA9		Norwood London Road Great Notley Braintree Essex CM77 7QL	0		24	Residential; Self-Build	No	No	No	No	No	No	No	No	No	No	Remote from Great Leighs; Not RA to location 5

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15SLAA29		Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	0.4		13	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
15SLAA30		Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	7.94		195	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA31		Former University Land Park Road Chelmsford	0.61		97	Residential; Affordable Housing; Employment B1; Retail (Comparison); Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	Yes	No	No	No	No	No	No	No	No	NA
15SLAA32		Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	0		2	Residential	No	No	No	No	No	No	No	No	No	No	Not RA to location 6; SLAA yield less than 10
15SLAA33		Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	0.24		7	Gypsy and Traveller/Travelling Show Persons Site	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to the Settlement Hierarchy; Already been dismissed in part at appeal for a further Gypsy and Traveller Sites
15SLAA34		Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15.62		439	Residential	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA35		Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	0.66		15	Gypsy and Traveller/Travelling Show Persons Site	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA36		Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	0.49		14	Residential; Gypsy and Traveller/Travelling Show Persons Site	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA37		Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	0.8		18	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA38		Land South East Of 148 Mill Road Stock Ingatestone	0.45		10	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA39		Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	4.36		123	Residential; Gypsy and Traveller/Travelling Show Persons Site	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA40		Land North East Of Meadow Road Rettendon Chelmsford Essex	38.75		1218	Residential; Affordable Housing; Employment B1; Retail (Convenience); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA41		The Island Car Park High Bridge Road Chelmsford Essex	0.79		27	Residential	No	Yes	No	No	No	No	No	No	Yes	No	NA
15SLAA42		Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	0.06		2	Residential	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy

15SLAA43	EC5	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	7.28	2.89	178	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses	Yes	Yes	No	No	No	No	No	No	No	No	NA
15SLAA44		Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	7.94		221	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA45		Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	21.7		689	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	No	NA
15SLAA46		Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	1.648		53	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Not within or adjoining Key Service Settlements of Danbury or Bicknacre
15SLAA47		Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	12.72		312	Residential; Affordable Housing	No	Yes	Yes	No	No	No	No	No	No	No	NA
15SLAA48		Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	7.96		223	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA49		Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford	5.62		165	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
17SLAA1		Storage Adjacent Pond View Banters Lane Great Leighs Chelmsford	0.34		11	Residential	No	Yes	Yes	No	No	No	No	No	No	No	NA
17SLAA3		Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	0.78		19	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
17SLAA4		Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	1.08		26	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
17SLAA5		Field At Crondon Park Lane Stock Ingatestone Essex	9.19		225	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
17SLAA6		Land South Of Mill View Blasford Hill Chelmsford Essex	0.06		2	Residential; Affordable Housing	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; SLAA yield less than 10; within a Green Wedge
17SLAA7		Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	1.96		47	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
17SLAA9		Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	0.46		15	Residential	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; Within a Green Wedge
17SLAA10		Storage Land Old Chase Farm Hyde Lane Danbury Chelmsford Essex	3.698		83	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Not within or adjoining Key Service Settlements of Danbury or Bicknacre

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18SLAA17		Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	5.83		143	Residential; Employment B1; Employment B2; Employment B8; Employment (other)	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
18SLAA18		Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	7.95		195	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision); Other	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
18SLAA19		Land North Of Mill Road North End Dunmow Essex CM6 3PE	1.34		32	Residential	No	No	No	Yes	No	No	Yes	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; SLAA yield less than 10. Within a Green Corridor
18SLAA20		Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	1.49		36	Residential; Affordable Housing; Self-Build	No	Yes	No	No	No	No	No	No	No	No	NA

* Please note that this site is proposed for removal from the Pre-Submission Local Plan. Please see the Schedule of Additional Changes, June 2018

Appendix 2 - Site Constraints

The tables below list the constraints within the red line site area for the Strategic Site Allocations. These are known constraints which impact upon the area of the site available for development. The overall site areas which include all land within the red line are included in brackets for reference.

Strategic Growth Site 2 - West Chelmsford (45.64 ha)
<ul style="list-style-type: none">• Flood Zone 2 and 3• Surface Water flooding areas• Location of SuDs

Strategic Growth Site 3a - East Chelmsford - Manor Farm (27.45 ha)
<ul style="list-style-type: none">• Flood Zone 2 and 3• Low voltage power lines and pylons running through site• Safeguard corridor for high pressure gas line (30m easement) crossing the site• Buffer required for Bronze Age monument and its setting• WWII pillbox• Topography

Strategic Site 3b - East Chelmsford - Land North of Maldon Road (Employment) (10.76 ha)
<ul style="list-style-type: none">• High voltage power line and pylons running through the site• Land safeguarded for Park and Ride extension

Strategic Growth Site 3c - East Chelmsford - Land South of Maldon Road (7.24 ha)
<ul style="list-style-type: none">• Low voltage power line and pylons running through site• Intermediate and high voltage power line close to site affecting site layout• WWII pillbox• Safeguarded corridor for high pressure gas line (30 m easement) crossing the site• Need to retain woodland belt

Strategic Site 3d - East Chelmsford - Land North of Maldon Road (2.83 ha)
<ul style="list-style-type: none">• Intermediate and high voltage power line and pylons on edge of and close to site affecting site layout

- WWII pillbox

Strategic Growth Site 4 - North East Chelmsford (355.73 ha)

- Chelmsford North East Bypass safeguarded corridor
- Radial Distributor Road 2
- Existing Minerals Site
- Open Space
- Land safeguarded for Park and Ride extension
- Need to protect settings of nearby Listed Buildings

Strategic Growth Site 5a - Great Leighs - Land at Moulsham Hall (46.67 ha)

- Open Space
- Local Wildlife Sites
- Topography (steep slopes adjacent to A131)

Strategic Growth Site 5b - Great Leighs - Land East of London Road (12.56 ha)

- Adjoining wildlife site

Strategic Growth Site 5c - Great Leighs - Land North and South of Banters Lane (7.76 ha)

- Need to protect settings of nearby Listed Buildings
- Adjoining wildlife site

Strategic Growth Site 6 - North of Broomfield (29.30 ha)

- Need to protect settings of nearby Listed Buildings
- Existing water bodies
- Habitat Mitigation

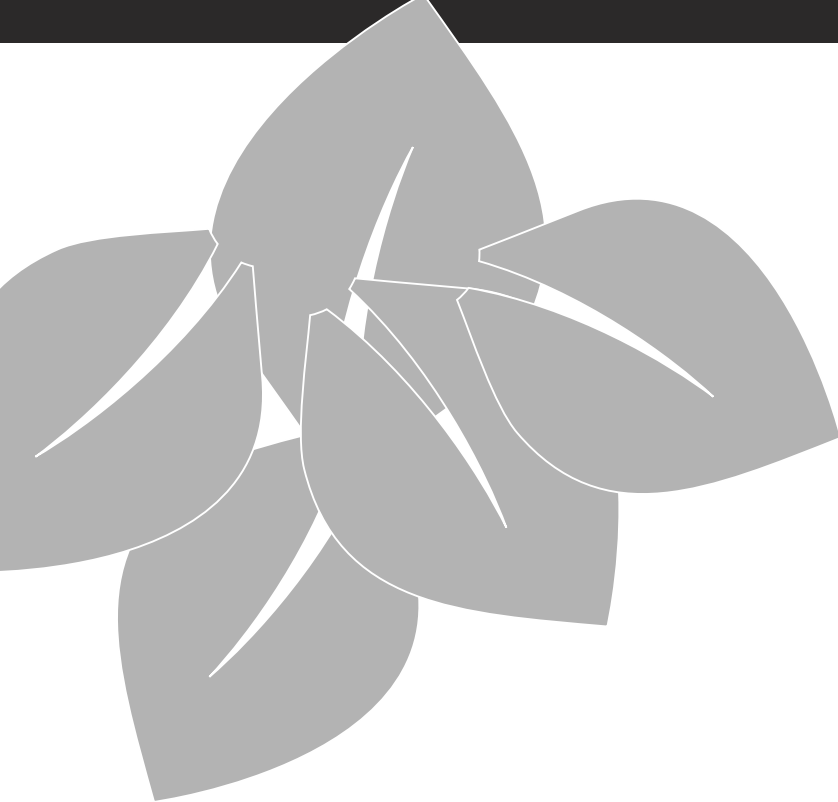
Strategic Growth Site 7 - North of South Woodham Ferrers (121.38 ha)

- Multiple pylons running through site
- Local Wildlife Site
- Flood Zone 2 and 3 in small part of site
- Topography (steep slopes in some parts)
- Gas main 30 metre easement
- Water main crossing the site

- Need to protect settings of nearby Listed Buildings

Strategic Growth Site 8 - South of Bicknacre (1.42 ha)

- Need to protect settings of nearby Listed Buildings
- Respect setting of Thrift Wood, SE of site
- Retain existing vehicular access to playing fields through site



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