

Chelmsford Local Plan  
Evidence Base Document

Topic Paper 7:  
Summary of Key  
Supporting Evidence  
Base Studies

June 2018





## Chelmsford Local Plan Topic Paper 7

### Summary of Key Supporting Evidence Base Studies

#### 1. Purpose

- 1.1. This document sets out a summary of each of the key supporting evidence base studies that have been prepared as part of the evidence base to inform the new Chelmsford Local Plan. The studies have been prepared by officers of Chelmsford City Council or appointed consultants. To avoid repetition and where applicable studies relating to the same topic have been grouped together under the one table.
- 1.2. This document provides a high-level summary only. Detailed information on each study and all other evidence base which accompanies the Local Plan is available on the City Council's evidence base webpage: [www.chelmsford.gov.uk/new-local-plan/evidence-base](http://www.chelmsford.gov.uk/new-local-plan/evidence-base)
- 1.3. Chelmsford City Council undertook three formal stages of consultation as part of its Local Plan preparation.
  - Local Plan Issues and Options (Regulation 18): **19 November 2015 to 21 January 2016**
  - Local Plan Preferred Options (Regulation 18): **30 March to 11 May 2017**
  - Local Plan Pre-Submission Publication Draft (Regulation 19): **31 January to 14 March 2018**
- 1.4. The document identifies at which consultation stage each evidence base document was available for (where applicable).
- 1.5. The Topic Papers covers the following matters:
  - Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)
  - Habitats Regulations Assessment
  - Objectively Assessed Housing Need
  - Gypsy, Traveller and Travelling Showpeople
  - Housing Capacity
  - Viability
  - Economy and employment needs
  - Transport
  - Defined Settlement Boundary Review
  - Green Wedges, Green Corridors and Green Infrastructure
  - Landscape Sensitivity and Capacity Assessment
  - Open Space, Sports and Recreation
  - Flooding/Water Environment
  - Retail Capacity
  - Heritage
  - Air Quality

- Archaeology
- Infrastructure

Evidence Base	Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)
<b>Publication and consultation stage</b>	<p><u>Sustainability Appraisal Scoping Report July 2015 (EB 001)</u></p> <ul style="list-style-type: none"> <li>• Pre Issues and Options consultation – consultation carried out 24 July – 11 September 2015</li> </ul> <p><u>Issues and Options Consultation Document Sustainability Appraisal Report November 2015 (EB 003)</u></p> <ul style="list-style-type: none"> <li>• (Consultation document) Issues and Options consultation – 19 November 2015 to 21 January 2016</li> </ul> <p><u>Preferred Options Consultation Document Sustainability Appraisal Report March 2017 (EB 006)</u></p> <ul style="list-style-type: none"> <li>• (Consultation document) Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Pre-Submission Local Plan Sustainability Appraisal Report January 2018 (SD 004)</u></p> <ul style="list-style-type: none"> <li>• (Consultation document) Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Pre-Submission Local Plan: Additional Changes Sustainability Appraisal Report: Addendum June 2018 (SD 005)</u></p> <ul style="list-style-type: none"> <li>• An update following the Pre-Submission consultation</li> </ul>
<b>Prepared by</b>	<p>Amec Foster Wheeler*</p> <p>*Named changed to Wood Environment &amp; Infrastructure Solutions for Addendum June 2018</p>
<b>Key outputs</b>	<p><u>Sustainability Appraisal Scoping Report July 2015 (EB 001)</u></p> <ul style="list-style-type: none"> <li>• To identify the SA framework for the appraisal of the Chelmsford City Local Plan</li> </ul> <p><u>Issues and Options Consultation Document Sustainability Appraisal Report November 2015 (EB 003)</u></p> <ul style="list-style-type: none"> <li>• To appraise Spatial Principles (nine high level objectives that guide the approach to the Local Plan) against SA objectives;</li> <li>• To appraise three housing target projections (how many houses should be built up to 2036) against SA objectives;</li> </ul>

Evidence Base	Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)
	<ul style="list-style-type: none"> <li>• To appraise two employment target projections (options on how many jobs should be supported up to 2036) against SA objectives; and</li> <li>• To appraise three spatial options (options relating to where new development should go) against SA objectives</li> </ul> <p><u>Preferred Options Consultation Document Sustainability Appraisal Report March 2017 (EB 006)</u></p> <ul style="list-style-type: none"> <li>• To appraise the Vision and 11 Spatial Principles against the SA objectives</li> <li>• To appraise the preferred development requirements (22,162 dwellings, 10 permanent pitches for Gypsies and Travellers, 24 permanent plots for Travelling Showpeople, 55,000 sqm of employment floorspace and 13,400 sqm of retail floorspace) against SA objectives</li> <li>• To appraise the preferred Spatial Strategy (growth to the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt) and the alternative strategy (Urban Focus with Growth at Hammonds Farm and Key Service Settlements) against SA objectives</li> <li>• To appraise proposed allocations (and reasonable alternatives) against SA objectives</li> <li>• To appraise 91 local plan policies against SA objectives</li> </ul> <p><u>Pre-Submission Local Plan Sustainability Appraisal Report January 2018 (SD 004)</u></p> <ul style="list-style-type: none"> <li>• To appraise the Vision and 11 Spatial Principles against the SA objectives</li> <li>• To appraise the Pre-Submission development requirements (21,893 dwellings, nine permanent pitches for Gypsies and Travellers, 24 permanent plots for Travelling Showpeople, 55,000 sqm of employment floorspace and 13,400 sqm of retail floorspace) against SA objectives</li> <li>• To appraise the Spatial Strategy (growth to the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt) against SA objectives</li> <li>• To appraise proposed allocations (and reasonable alternatives) against SA objectives</li> <li>• To appraise 97 local plan policies against SA objectives</li> </ul>

Evidence Base	Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)
	<p><u>Pre-Submission Local Plan: Additional Changes Sustainability Appraisal Report: Addendum June 2018 (SD 005)</u></p> <ul style="list-style-type: none"> <li>• To take account of, and appraise, the proposed Additional Changes to the Pre-Submission Local Plan following consultation against the SA objectives</li> <li>• To appraise the additional reasonable alternative sites that have been identified following consultation on the Pre-Submission Local Plan. A total of 14 additional reasonable alternative sites and a further two 'clusters' comprising multiple sites assessed together as a single site appraised against the SA objectives</li> </ul>
<p><b>Key recommendations /conclusions</b></p>	<p><u>Sustainability Appraisal Scoping Report July 2015 (EB 001)</u></p> <ul style="list-style-type: none"> <li>• Identifies the main economic, social and environmental issues relevant to the SA of the Local Plan</li> <li>• Sets out the proposed approach to the Local Plan including SA objectives and guide questions</li> </ul> <p><u>Issues and Options Consultation Document Sustainability Appraisal Report November 2015 (EB 003)</u></p> <ul style="list-style-type: none"> <li>• The Spatial Principles are broadly supportive of the SA objectives in particular urban renaissance and sustainable living. Where possible incompatibilities or uncertainties have been identified between the two, these can be resolved if development takes place in accordance with all of the Spatial Principles.</li> <li>• The findings indicate that Option 2 (a housing target of 775 dwellings per year) and Option 3 (930 dwellings per year) of the housing target projections are the best performing options when considered against the SA objectives</li> <li>• The findings indicate that Option 2 of the employment target projections would deliver the greatest economic benefits commensurate with the greater number of jobs that would be delivered under this option</li> <li>• The findings indicate the three spatial options against the SA objectives are very similar</li> <li>• Spatial Options 1 and 2 are best performing spatial options when assessed against the SA objectives</li> </ul>

Evidence Base	Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)
	<p data-bbox="427 277 1390 349"><u>Preferred Options Consultation Document Sustainability Appraisal Report March 2017 (EB 006)</u></p> <ul data-bbox="427 394 1390 1137" style="list-style-type: none"> <li>• The Vision has been assessed as being compatible with the majority of the SA objectives and the Spatial Principles to be broadly supportive of the SA objectives</li> <li>• The preferred development requirements and Spatial Strategy are expected to have a significant positive effect on housing, urban renaissance, health and wellbeing and transport. They will have mixed positive and negative effects on the remaining SA objectives</li> <li>• When compared to the preferred Spatial Strategy, the alternative spatial strategy performs less well in terms of its sustainability</li> <li>• The proposed site allocations perform reasonably well against SA objectives</li> <li>• The alternative sites do not perform as well as the preferred sites when assessed against the SA objectives</li> <li>• There are overall positive effects associated with the implementation of the policies contained in the Preferred Options Consultation Document. There are also negative effects against many of the SA objectives. However, there are policies which seek to manage these effects and it is expected that significant adverse effects will be largely avoided</li> </ul> <p data-bbox="427 1182 1353 1254"><u>Pre-Submission Local Plan Sustainability Appraisal Report January 2018 (SD 004)</u></p> <ul data-bbox="427 1299 1390 1962" style="list-style-type: none"> <li>• The Vision is compatible with the majority of the SA objectives and the Spatial Principles are broadly supportive of the SA objectives</li> <li>• The Pre-Submission development requirements and Spatial Strategy are expected to have a significant positive effect several objectives including on housing, economy, sustainable living and revitalisation, and will have a mixed positive and significant negative effects on land use</li> <li>• The scale of housing and employment land to be delivered through the proposed site allocations will help to meet the future needs of the City Area whilst minimising the potential for significant adverse environmental effects</li> <li>• Overall, the SA shows that the majority of the SA objectives will experience positive effects as a result of the implementation of the policies and proposals. Whilst negative effects have been identified, particularly associated with proposed site allocations, the Plan includes policies which seek to manage these effects such that significant adverse effects will be largely avoided</li> </ul>



Evidence Base	Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)
	<ul style="list-style-type: none"> <li>• The appraisal of reasonable alternatives demonstrates that, overall, the proposals of the Pre-Submission Local Plan perform similar to, or better than, the alternatives considered when assessed against the SA objectives</li> </ul> <p><u>Pre-Submission Local Plan: Additional Changes Sustainability Appraisal Report: Addendum June 2018 (SD 005)</u></p> <ul style="list-style-type: none"> <li>• That the Additional Changes proposed to the Vision, Spatial Principles, development requirements and Spatial Strategy, and changes to the Growth Areas and associated proposed site allocations will not result in any further significant changes</li> <li>• That the Additional Changes do not result in the identification of any additional mitigation measures</li> <li>• 25 Additional Changes to the Local Plan policies are considered to be significant. However, no additional significant adverse effects have been identified and in a number of instances the Additional Changes are found to enhance a positive effect that was already identified as a significant positive effect</li> <li>• For four of the Strategic Growth Sites, additional mitigation has been proposed through the Additional Changes to protect and enhance Sites of Special Scientific Interest that may have been otherwise adversely affected by development</li> </ul>
<b>Informed policies</b>	Each SA/SEA has informed all policies, site allocations and content of the Local Plan during preparation

Evidence Base	Habitats Regulations Assessment
<b>Publication and consultation stage</b>	<p><u>Initial Scoping November 2015 (EB 009)</u></p> <ul style="list-style-type: none"> <li>Issued to Natural England for consultation on 19 November 2015 to 21 January 2016 (coinciding with the Issues and Options consultation)</li> </ul> <p><u>Preferred Options Habitats Regulations Assessment March 2017 (EB 010)</u></p> <ul style="list-style-type: none"> <li>(Consultation document) Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Pre-Submission Local Plan Habitats Regulations Assessment January 2018 (SD 006)</u></p> <ul style="list-style-type: none"> <li>(Consultation document) Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Pre-Submission Local Plan Habitats Regulations Assessment (Update) June 2018 (SD 007)</u></p> <ul style="list-style-type: none"> <li>An update following the Pre-Submission consultation and to clarify the terminology used</li> </ul>
<b>Prepared by</b>	<p>Amec Foster Wheeler*</p> <p>*Named changed to Wood Environment &amp; Infrastructure Solutions May 2018</p>
<b>Key outputs</b>	<p><u>Initial Scoping November 2015 (EB 009)</u></p> <ul style="list-style-type: none"> <li>Prepared to support discussions with Natural England regarding the scope and content of the HRA of the Local Plan</li> </ul> <p><u>Preferred Options Habitats Regulations Assessment March 2017 (EB 010)</u></p> <ul style="list-style-type: none"> <li>To assess the Preferred Options Consultation Document against conservation objectives of any European sites that may be affected</li> <li>Summarise the HRA process undertaken to support the Plan ensuring it meets the Regulations</li> </ul> <p><u>Pre-Submission Local Plan Habitats Regulations Assessment January 2018 (SD 006)</u></p> <ul style="list-style-type: none"> <li>To assess whether the Local plan will result in any significant effects on any European sites, alone or in combination with other plans or projects</li> </ul>

Evidence Base	Habitats Regulations Assessment
	<p><u>Pre-Submission Local Plan Habitats Regulations Assessment (Update) June 2018 (SD 007)</u></p> <ul style="list-style-type: none"> <li>• To assess the proposed Additional Changes to ensure that the HRA conclusions remain appropriate and whether they would lead to any new effects on any European sites</li> <li>• To clarify the terminology used in the HRA to address a recent judgement by the Court of Justice of the European Union (Consideration of avoidance and reduction measures in Habitats Regulations Assessment: People over Wind, Peter Sweetman v Coillte Teoranta Case C-323/17)</li> </ul>
<p><b>Key recommendations /conclusions</b></p>	<p><u>Initial Scoping November 2015 (EB 009)</u></p> <ul style="list-style-type: none"> <li>• Defines the proposed spatial scope of the HRA</li> <li>• Identifies the main mechanisms by which the Local Plan could affect European sites within the City Council's administrative area</li> <li>• Presents initial observations</li> <li>• Sets out the next steps in the HRA process</li> </ul> <p><u>Preferred Options Habitats Regulations Assessment March 2017 (EB 010)</u></p> <ul style="list-style-type: none"> <li>• All of the European sites are potentially vulnerable to regional 'in combination' effects due to visitor pressure, to which the Local Plan will contribute (although this contribution is likely to be relatively limited)</li> <li>• None of the allocations are likely to result in significant effects alone, with the possible exception of Strategic Growth Site 8 (North of South Woodham Ferrers), which is within 500m of the Crouch estuary</li> <li>• Other potential pathways for sites to be affected, notably through changes in water quality or water resource permissions, are unlikely to be realised</li> <li>• That the vast majority of the proposed Local Plan policies will have no effect on any European sites, typically because they are policy types that do not make provision for changes</li> </ul> <p><u>Pre-Submission Local Plan Habitats Regulations Assessment January 2018 (SD 006)</u></p> <ul style="list-style-type: none"> <li>• Most aspects of the plan will have no significant effects on any European sites, alone or in combination</li> </ul>

Evidence Base	Habitats Regulations Assessment
	<ul style="list-style-type: none"> <li>Where residual effect pathways remain, appropriate policy-based mitigation measures have been incorporated into the plan policies to ensure that proposals coming forward under the Local Plan either avoid affecting European sites entirely (no significant effect) or will have no adverse effect on site integrity</li> </ul> <p><u>Pre-Submission Local Plan Habitats Regulations Assessment (Update) June 2018 (SD 007)</u></p> <ul style="list-style-type: none"> <li>Most aspects of the plan will have no significant effects on any European sites, alone or in combination due to the absence of effect pathways</li> <li>Where effect pathways exist, appropriate policy-based mitigation measures have been incorporated into the plan policies to ensure that proposals coming forward under the Local Plan either avoid affecting European sites entirely (no significant effect) or will have no adverse effect on site integrity</li> </ul>
<b>Informed policies</b>	Each HRA has informed all policies, site allocation and content of the Local Plan during preparation

Evidence Base	Objectively Assessed Housing Need
<b>Publication and consultation stage</b>	<p><u>Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Objectively Assessed Housing Need Study July 2015 (EB 046)</u></p> <ul style="list-style-type: none"> <li>Prepared and published prior to the Issues and Options consultation</li> </ul> <p><u>Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Strategic Housing Market Assessment Update December 2015 (EB 047)</u></p> <ul style="list-style-type: none"> <li>Published after the Issues and Options consultation</li> <li>Follows on from the Objectively Assessed Housing Needs Study (OAHN) July 2015 and forms part of the overall Strategic Housing Market Assessment (SHMA)</li> </ul> <p><u>Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Objectively Assessed Housing Need Study November 2016 update (EB 048)</u></p> <ul style="list-style-type: none"> <li>Available for Preferred Options consultation – 30 March to 11 May 2017</li> </ul>
<b>Prepared by</b>	Peter Brett Associates
<b>Key outputs</b>	<p><u>Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Objectively Assessed Housing Need Study July 2015 (EB 046)</u></p> <ul style="list-style-type: none"> <li>To provide an objective assessment of housing need over the period 2013-37</li> </ul> <p><u>Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Strategic Housing Market Assessment Update December 2015 (EB 047)</u></p> <ul style="list-style-type: none"> <li>To calculate the level of affordable housing need and the size and tenure of all dwellings required in the overall OAHN Study</li> </ul> <p><u>Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Objectively Assessed Housing Need Study November 2016 update (EB 048)</u></p> <ul style="list-style-type: none"> <li>To review the findings of the July 2015 report in the light of new evidence, producing a revised housing needs assessment for the same period 2013-37</li> </ul>

Evidence Base	Objectively Assessed Housing Need
<p><b>Key recommendations /conclusions</b></p>	<p><u>Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Objectively Assessed Housing Need Study July 2015 (EB 046)</u></p> <ul style="list-style-type: none"> <li>Chelmsford's Objectively Assessed Housing Need is 775 dpa</li> </ul> <p><u>Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Strategic Housing Market Assessment Update December 2015 (EB 047)</u></p> <ul style="list-style-type: none"> <li>Chelmsford's annual affordable housing need is 175dpa which represents 23.1% of the annual projected household growth in the City between 2013 and 2037</li> <li>The affordable housing requirement can be met by the Objectively Assessed Need identified and no adjustment is required to this figure</li> <li>Evidence suggests that the Council should pursue an overall affordable housing target of 30% or more when negotiating section 106 sites with housing developers</li> <li>The affordable rent/social rent annual requirement is: 41 x 1 bedroom, 96 x 2 bedroom, 25 x 3 bedroom and 17 x 4+ bedroom</li> </ul> <p><u>Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council Objectively Assessed Housing Need Study November 2016 update (EB 048)</u></p> <ul style="list-style-type: none"> <li>Chelmsford's Objectively Assessed Housing Need is 805 dpa</li> </ul>
<p><b>Informed policies</b></p>	<p>Housing</p>

Evidence Base	Gypsy, Traveller and Travelling Showpeople
<b>Publication and consultation stage</b>	<ul style="list-style-type: none"> <li>➤ <u>Chelmsford City Council Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report June 2017 (EB 050A)</u></li> <li>➤ <u>Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint Methodology January 2018 (EB 050B)</u></li> <li>➤ <u>Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Summary Report January 2018 (EB 050C)</u></li> <li>• The <u>Chelmsford City Council Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report June 2017 (EB 050A)</u> forms part of an Essex wide study (13 local authorities except Basildon who have completed a stand-alone assessment using the same methodology). The reporting framework for the wider Essex GTAA comprises the <u>Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint Methodology January 2018 (EB 050B)</u> which sets out a rigorous and comprehensive approach for the <u>Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Summary Report January 2018 (EB 050C)</u> which brings together the final outcomes from each local authority and provides figures for Essex as a whole, figures for the wider study area, as well as providing strategic recommendations on transit provision</li> <li>• All three documents were available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul>
<b>Prepared by</b>	Opinion Research Services
<b>Key outputs</b>	<p><u>Chelmsford City Council Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report June 2017 (EB 050A)</u></p> <ul style="list-style-type: none"> <li>• To provide a robust revised assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Chelmsford City for the period 2016-2033 following the revised version of Planning Policy for Traveller Sites (PPTS) in August 2015</li> </ul> <p><u>Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint Methodology January 2018 (EB 050B)</u></p> <ul style="list-style-type: none"> <li>• To determine a consistent methodology to undertake Gypsy and Traveller Accommodation Assessments for 13 Essex local authorities</li> </ul>

Evidence Base	Gypsy, Traveller and Travelling Showpeople
	<p><u>Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Summary Report January 2018 (EB 050C)</u></p> <ul style="list-style-type: none"> <li>• Provide strategic recommendations on transit provision for 13 Essex local authorities</li> </ul>
<p><b>Key recommendations /conclusions</b></p>	<p><u>Chelmsford City Council Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report June 2017 (EB 050A)</u></p> <ul style="list-style-type: none"> <li>• There is a need for 6 additional pitches for Gypsy and Traveller households that meet the planning definition</li> <li>• There is a need for up to 17 additional pitches for Gypsy and Traveller households that may meet the planning definition</li> <li>• There is a need for 18 additional pitches for Gypsy and Traveller households who do not meet the planning definition</li> <li>• There is a need for 16 additional plots Travelling Showpeople who meet the planning definition</li> <li>• There is a need for up to 5 additional plots for Travelling Showpeople households that may meet the planning definition</li> <li>• There is no need for additional plots for Travelling Showpeople households who do not meet the planning definition</li> </ul> <p><u>Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint Methodology January 2018 (EB 050B)</u></p> <ul style="list-style-type: none"> <li>• Sets out a rigorous and comprehensive approach for the delivery of a series of Gypsy and Traveller Accommodation Assessment across 13 Essex local authorities</li> </ul> <p><u>Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Summary Report January 2018 (EB 050C)</u></p> <ul style="list-style-type: none"> <li>• Further work and monitoring by the Essex County Traveller Unit required on unauthorised encampments and the potential need for caravan spaces</li> <li>• Individual local authorities should work closely with Essex County Council to identify the need for future transit provision and how to deal with unauthorised encampments when they occur</li> </ul>
<p><b>Informed policies</b></p>	<p>Gypsy, Traveller and Travelling Showpeople Local Plan provision and policies</p>



Evidence Base	Housing Capacity
<b>Publication and consultation stage</b>	<p><u>Chelmsford Local Plan Housing Capacity in Chelmsford Urban Area February 2017 (EB 051)</u></p> <ul style="list-style-type: none"> <li>• This report supplements the results of a Strategic Land Availability Assessment undertaken in both 2015 and 2016. A Call for Sites took place in late 2014 to identify available land for all types of uses, to establish what land could potentially be made available in the future. A further opportunity to submit sites for consideration was offered alongside the Issues and Options consultation 19 November 2015 to 21 January 2016</li> <li>• The Housing Capacity in Chelmsford Urban Area February 2017 document was available for the Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Strategic Land Availability Assessment (SLAA) Annual Report 2017 (EB 072)</u></p> <ul style="list-style-type: none"> <li>• Presented to Development Policy Committee on 28 September 2017. The first iteration of the Council’s SLAA was considered by the Committee on 2nd September 2015. Subsequently, the SLAA has been updated and published annually</li> <li>• The report consists of: <ul style="list-style-type: none"> <li>- SLAA Appendix 1: Viability Study</li> <li>- SLAA Appendix 2: SLAA Database Methodology</li> <li>- SLAA Appendix 3: SLAA Assessment Criteria</li> <li>- SLAA Appendix 4: Policy-on SLAA Assessment</li> <li>- SLAA Appendix 5: SLAA List of Discounted Sites</li> <li>- SLAA Appendix 6: Policy-off SLAA Assessment for Discounted Sites</li> <li>- SLAA Maps by Parish and Unparished Areas</li> </ul> </li> </ul>
<b>Prepared by</b>	<p><u>Chelmsford Local Plan Housing Capacity in Chelmsford Urban Area February 2017 (EB 051)</u></p> <ul style="list-style-type: none"> <li>• Chelmsford City Council</li> </ul> <p><u>Strategic Land Availability Assessment (SLAA) Annual Report 2017 (EB 072)</u></p> <ul style="list-style-type: none"> <li>• Peter Brett Associates</li> </ul>

Evidence Base	Housing Capacity
<b>Key outputs</b>	<p><u>Chelmsford Local Plan Housing Capacity in Chelmsford Urban Area February 2017 (EB 051)</u></p> <ul style="list-style-type: none"> <li>To identify land that may be suitable for development in the new Local Plan through the assessment of 51 sites identified through a variety of mechanisms</li> </ul> <p><u>Strategic Land Availability Assessment (SLAA) Annual Report 2017 (EB 072)</u></p> <ul style="list-style-type: none"> <li>To assess the suitability of potential development sites for the purpose of identifying land that may be suitable for development in the new Local Plan. The assessment is based on policies set out in the Preferred Options Local Plan</li> </ul>
<b>Key recommendations /conclusions</b>	<p><u>Chelmsford Local Plan Housing Capacity in Chelmsford Urban Area February 2017 (EB 051)</u></p> <ul style="list-style-type: none"> <li>24 sites are identified as deliverable and developable. The assessment of housing capacity shows that a maximum of 2,939 homes could be accommodated on these sites - individual site assessments are attached at Appendix 1 of the report</li> <li>25 sites are considered not deliverable having been rejected for a number of reasons. These are listed on Page 73 of Appendix 1.</li> </ul> <p><u>Strategic Land Availability Assessment (SLAA) Annual Report 2017 (EB 072)</u></p> <ul style="list-style-type: none"> <li>The report includes: <ul style="list-style-type: none"> <li>Relevant updates to existing SLAA sites which have been received by the Council since the last publication of the assessment in September 2016</li> <li>New sites which have been submitted to the Council since the last publication of the assessment in September 2016</li> <li>New sites which were submitted to the Council through the new Local Plan Preferred Options Consultation</li> <li>The removal of duplicate sites from the Assessment output figures</li> <li>Updated Parish Maps to include all SLAA previous and new sites submissions</li> </ul> </li> <li>Each site is assessed against the criterion of Suitability, Availability and Achievability</li> <li>Appendix 4 provides an assessment of sites outside of the Green Belt, a Green Wedge or Green Corridor ('policy on' assessment)</li> </ul>

Evidence Base	Housing Capacity
	<ul style="list-style-type: none"> <li>• Sites that failed to overcome an 'absolute constraint', e.g. fell within the Green Belt are set out in a list of discounted sites at Appendix 5. However, Appendix 6 provides an assessment of them ('policy off' assessment) to help inform the Council. These sites, however, are not carried forward as they do not comply with emerging policy constraints</li> </ul>
<b>Informed policies</b>	Site allocations and local plan policies for the Preferred Options document and beyond

Evidence Base	Viability
<b>Publication and consultation stage</b>	<p><u>Local Plan Viability Study Including CIL Viability Review January 2018 (EB 082A)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford City Council – Post IDP Viability Update June 2018 (EB 082B)</u></p> <ul style="list-style-type: none"> <li>An update to take account of the Infrastructure Delivery Plan June 2018 Update</li> </ul>
<b>Prepared by</b>	HDM Planning & Development
<b>Key outputs</b>	<p><u>Local Plan Viability Study Including CIL Viability Review January 2018 (EB 082A)</u></p> <ul style="list-style-type: none"> <li>To assess the deliverability of potential development sites included in the emerging Local Plan which at time of commission was Preferred Options and Draft Local Plan Pre-Submission consultation documents</li> </ul> <p><u>Chelmsford City Council – Post IDP Viability Update June 2018 (EB 082B)</u></p> <ul style="list-style-type: none"> <li>A note to take account of the Infrastructure Delivery Plan June 2018 Update</li> </ul>
<b>Key recommendations</b>	<p><u>Local Plan Viability Study Including CIL Viability Review January 2018 (EB 082A)</u></p> <ul style="list-style-type: none"> <li>New policy requirements of the emerging new Local Plan when taken as a whole and combined with the current rate of CIL would not make the vast majority of planned new development unviable</li> <li>Given that changes to CIL are still subject to the results of a Government consultation and the latest evidence shows that the current CIL rate is still viable, it is recommended that a formal review of the CIL Charging Schedule does not commence until 2020</li> </ul> <p><u>Chelmsford City Council – Post IDP Viability Update June 2018 (EB 082B)</u></p> <ul style="list-style-type: none"> <li>The Residual Values for the strategic sites are lower considering the revised strategic infrastructure and mitigation costs in the Chelmsford Infrastructure Delivery Plan Update (June 2018). Other than in relation to the North-East Chelmsford site, the strategic sites are well above the Viability Threshold. The Council can therefore have confidence these sites are deliverable</li> </ul>

Evidence Base	Viability
	<ul style="list-style-type: none"> <li>• The Council considers some of the items that relate to the North East Chelmsford site could be funded by CIL rather than section 106 contributions from this site</li> <li>• The Council continues to engage with the owners of the strategic sites to obtain good quality information on their viability</li> </ul>
<b>Informed policies</b>	Assessment of policy requirements in the delivery of sites for Preferred Options and beyond

Evidence Base	Economy
<b>Publication and consultation stage</b>	<p><u>Employment Land Review January 2015 (EB 073)</u></p> <ul style="list-style-type: none"> <li>• Draft published for consultation from 9 October to 27 November 2014</li> <li>• Final published January 2015</li> </ul> <p><u>Chelmsford City Centre Office Market Review September 2015 (EB 078)</u></p> <ul style="list-style-type: none"> <li>• Published prior to the Issues and Options consultation</li> </ul> <p><u>Rural Employment Areas Technical Note January 2018 and June 2018 Update (EB 079A &amp; EB 079B)</u></p> <ul style="list-style-type: none"> <li>• Technical Note January 2018 available for Pre-Submission consultation – 31 January to 14 March 2018</li> <li>• May 2018 Update is a response to comments received on the Pre-Submission consultation and to provide clarity and updated information</li> </ul> <p><u>Chelmsford Local Plan Delivering Economic Growth in Chelmsford to 2036 January 2018 (EB 076)</u></p> <ul style="list-style-type: none"> <li>• Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford Local Plan Delivering Economic Growth in Chelmsford to 2036 June 2018 Update (EB 080)</u></p> <ul style="list-style-type: none"> <li>• Following the Pre-Submission consultation to clarify whether the data and assumptions used to inform the January 2018 remain correct</li> </ul>
<b>Prepared by</b>	<p><u>Employment Land Review January 2015 (EB 073)</u></p> <ul style="list-style-type: none"> <li>• Chelmsford City Council</li> </ul> <p><u>Chelmsford City Centre Office Market Review September 2015 (EB 078)</u></p> <ul style="list-style-type: none"> <li>• CBRE</li> </ul> <p><u>Rural Employment Areas Technical Note January 2018 and June 2018 Update (EB 079A &amp; EB 079B)</u></p> <ul style="list-style-type: none"> <li>• Chelmsford City Council</li> </ul>

Evidence Base	Economy
	<p><u>Chelmsford Local Plan Delivering Economic Growth in Chelmsford to 2036 January 2018 (EB 076)</u></p> <ul style="list-style-type: none"> <li>Chelmsford City Council</li> </ul> <p><u>Chelmsford Local Plan Delivering Economic Growth in Chelmsford to 2036 June 2018 Update (EB 080)</u></p> <ul style="list-style-type: none"> <li>Chelmsford City Council</li> </ul>
<b>Key outputs</b>	<p><u>Employment Land Review January 2015 (EB 073)</u></p> <ul style="list-style-type: none"> <li>To identify the potential growth, loss and change of employment land across Chelmsford City Council's administrative area</li> <li>To assess the current supply of land, and monitor trends affecting employment land and premises</li> </ul> <p><u>Chelmsford City Centre Office Market Review September 2015 (EB 078)</u></p> <ul style="list-style-type: none"> <li>To assess the health of the office market in Chelmsford</li> <li>To identify future provision of modern office space at development sites Marconi Evolution and City Park West</li> </ul> <p><u>Rural Employment Areas Technical Note January 2018 and June 2018 Update (EB 079A &amp; EB 079B)</u></p> <ul style="list-style-type: none"> <li>To review sites for allocation as Rural Employment sites in the Pre-Submission Document based on identified selection criteria</li> </ul> <p><u>Chelmsford Local Plan Delivering Economic Growth in Chelmsford to 2036 January 2018 (EB 076)</u></p> <ul style="list-style-type: none"> <li>To determine whether the proposal annual job target (725pa) is attainable through a of review new alongside considering existing commitments, vacant units and a range of other factors</li> </ul> <p><u>Chelmsford Local Plan Delivering Economic Growth in Chelmsford to 2036 June 2018 Update (EB 080)</u></p> <ul style="list-style-type: none"> <li>To clarify whether the data and assumptions used to inform the 725 job target in the January 2018 remain correct</li> </ul>
<b>Key recommendations /conclusions</b>	<p><u>Employment Land Review January 2015</u></p> <ul style="list-style-type: none"> <li>Chelmsford is a strongly performing economy that has seen a growing commercial sector in recent years</li> </ul>

Evidence Base	Economy
	<ul style="list-style-type: none"> <li>• There are 29 Allocated Employment Areas with limited capacity to expand</li> <li>• There is an apparent shift of uses within the Allocated Employment Areas beyond the B Use Classes</li> <li>• The rural area is making a significant contribution to business floorspace provision with some key non-allocated employment locations</li> <li>• The City Centre has higher levels of office floorspace than any other town in Essex, but a large stock of vacant space and limited Grade A opportunities</li> <li>• There is an apparent mismatch between supply and demand in relation to office based growth</li> <li>• The City Centre has a strongly performing retail sector</li> <li>• There is good match between supply and demand in relation to retail growth</li> <li>• There is tight land supply position in relation to industrial and warehousing based growth</li> <li>• There are limited greenfield employment opportunities on the edge of the City Centre</li> <li>• There is a likely time lag between existing employment land being taken up and new employment land coming onto the market</li> <li>• Having the available supply is key to attracting investment</li> <li>• A flexible supply is needed to support a range of sectors</li> </ul> <p><u>Chelmsford City Centre Office Market Review September 2015 (EB 078)</u></p> <ul style="list-style-type: none"> <li>• Chelmsford is facing a challenge to deliver speculative Grade A office accommodation</li> <li>• There is increased pressure on current space with the loss of Grade B to residential</li> <li>• There is no clear evidence to suggest that the proposed office development will be brought forward at Marconi Evolution and City Park West. There is demand for office accommodation but a lack of evidence that supports speculative development of either scheme in their current formats</li> </ul> <p><u>Rural Employment Areas Technical Note January 2018 and June 2018 Update (EB 079A &amp; EB 079B)</u></p> <ul style="list-style-type: none"> <li>• Out of 30 potential sites, 16 are found to meet the criterion for inclusion – assessment of each site is shown at Table 2</li> <li>• 14 sites are discounted as they fail to satisfy the criterion for inclusion – assessment of each site is shown at Table 4 (previously table 3 of January 2018 Technical Note) of the May 2018 Update</li> </ul>



Evidence Base	Economy
	<ul style="list-style-type: none"> <li>The June 2018 Update makes minor amendments and additions to the January 2018 Technical Note including a new Table 3 which shows a list of Rural Employment Areas and mapping references</li> </ul> <p><u>Chelmsford Local Plan Delivering Economic Growth in Chelmsford to 2036 January 2018 (EB 076)</u></p> <ul style="list-style-type: none"> <li>Demonstrates that the proposed 725 jobs per year set out in the new Local Plan is attainable</li> </ul> <p><u>Chelmsford Local Plan Delivering Economic Growth in Chelmsford to 2036 June 2018 Update (EB 080)</u></p> <ul style="list-style-type: none"> <li>Confirms the 725 jobs per year is attainable based on the most up-to-date information</li> </ul>
<b>Informed policies</b>	<p><u>Employment Land Review January 2015 (EB 073)</u></p> <ul style="list-style-type: none"> <li>Informs economy and jobs across all stages of the Local Plan</li> </ul> <p><u>Chelmsford City Centre Office Market Review September 2015 (EB 078)</u></p> <ul style="list-style-type: none"> <li>Informs office floorspace allocations in the City Centre across all stages of the Local Plan</li> </ul> <p><u>Rural Employment Areas Technical Note January 2018 and June 2018 Update (EB 079A &amp; EB 079B)</u></p> <ul style="list-style-type: none"> <li>Informs the allocations of 16 Rural Employment Areas in the Local Plan at Pre-Submission stage</li> </ul> <p><u>Chelmsford Local Plan Delivering Economic Growth in Chelmsford to 2036 January 2018 and June 2018 Update (EB 076 &amp; EB 080)</u></p> <ul style="list-style-type: none"> <li>Informs employment allocations and policies at Pre-Submission stage and beyond</li> </ul>

Evidence Base	Transport
<b>Publication and consultation stage</b>	<p><u>Transport Impact of Local Plan Spatial Options March 2017 (EB 023)</u></p> <ul style="list-style-type: none"> <li>Available for Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Transport Impact Sensitivity Testing &amp; Sustainability Review March 2017 (EB 024)</u></p> <ul style="list-style-type: none"> <li>Available for Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Transport Impact of the Local Plan Preferred Spatial Option March 2017 (EB 025)</u></p> <ul style="list-style-type: none"> <li>Available for Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Preferred Option Strategic &amp; Local Junction Modelling January 2018 (EB 026)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Preferred Option Strategic &amp; Local Junction Modelling Addendum January 2018 (EB 027)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Pre-Submission Strategic &amp; Local Junction Modelling January 2018 (EB 029)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul>
<b>Prepared by</b>	Ringway Jacobs
<b>Key outputs</b>	<p><u>Transport Impact of Local Plan Spatial Options March 2017 (EB 023)</u></p> <ul style="list-style-type: none"> <li>To present the outcomes of the initial run of transport modelling. It assesses the likely impacts of the three Local Plan Issues and Options Spatial Options: <ul style="list-style-type: none"> <li>Option 1 – Urban Focus</li> <li>Option 2 – Urban Focus and Growth on Key Transport Corridors</li> </ul> </li> </ul>

Evidence Base	Transport
	<ul style="list-style-type: none"> <li>- Option 3 – Urban Focus and Growth in Key Villages</li> </ul> <p><u>Transport Impact Sensitivity Testing &amp; Sustainability Review March 2017 (EB 024)</u></p> <ul style="list-style-type: none"> <li>• To assess three alternative Spatial Options identified by the Council: <ul style="list-style-type: none"> <li>- Test A – Alternative Urban Focus and Growth along Key Corridors</li> <li>- Test B – New Settlement and Safeguarding Green Wedges</li> <li>- Test C – Deliverability Focus</li> </ul> </li> </ul> <p><u>Transport Impact of the Local Plan Preferred Spatial Option March 2017 (EB 025)</u></p> <ul style="list-style-type: none"> <li>• To assess the transport impacts of the Preferred Spatial Option</li> </ul> <p><u>Preferred Option Strategic &amp; Local Junction Modelling January 2018 (EB 026)</u></p> <ul style="list-style-type: none"> <li>• To update the earlier Preferred Option assessment using a version of the Chelmsford Strategic Model (in VISUM) with variable demand functionality</li> <li>• To assess the impact of Local Plan proposals on 27 junctions in the city centre and across the wider administrative area</li> </ul> <p><u>Preferred Option Strategic &amp; Local Junction Modelling Addendum January 2018 (EB 027)</u></p> <ul style="list-style-type: none"> <li>• To provides more detail of infrastructure proposals that are currently under consideration in the Chelmsford area and how these could support the Local Plan</li> </ul> <p><u>Pre-Submission Strategic &amp; Local Junction Modelling January 2018 (EB 029)</u></p> <ul style="list-style-type: none"> <li>• To compare the likely impact of the Pre-Submission Local Plan with the Preferred Options Local Plan (EB 026) on the transport network using updated development and infrastructure assumptions</li> </ul>
<b>Key recommendations /conclusions</b>	<p><u>Transport Impact of Local Plan Spatial Options March 2017 (EB 023)</u></p> <ul style="list-style-type: none"> <li>• Concludes it is difficult to differentiate between Options 1-3 on the impact of development traffic on levels of congestion across the wider Chelmsford urban area by 2036</li> <li>• With the addition of Local Plan development flows, Spatial Option 2</li> </ul>

Evidence Base	Transport
	<p>results in the highest increases in traffic flow concentrated on key routes across Chelmsford, and Spatial Option 1 the lowest</p> <ul style="list-style-type: none"> <li>• The focus on urban development associated with Spatial Option 1 would likely have the greatest potential to encourage mode shift to sustainable travel alternatives</li> <li>• Congestion due to background growth and subsequent wide-scale route reassignment away from strategic links and corridor routes to/from the city centre, appears to neutralise any variability between Options in the impact on network congestion across the wider area</li> <li>• Proposed transport infrastructure aimed at mitigating growth in future traffic levels identified at this stage (e.g. A132 dualling and Additional Park &amp; Ride in NE Chelmsford) alone will be unlikely to mitigate the high levels of congestion modelled across the city</li> </ul> <p><u>Transport Impact Sensitivity Testing &amp; Sustainability Review March 2017 (EB 024)</u></p> <ul style="list-style-type: none"> <li>• Concludes it is difficult to differentiate between Tests A-C on the impact of development traffic on levels of congestion across the wider Chelmsford urban area by 2036</li> <li>• Test C is consistent in generating the smallest overall traffic flow increases across the Chelmsford urban area, along the A12 and city centre routes</li> <li>• The larger quantity of housing at the proposed Hammonds Farm associated with Test B, results in higher modelled traffic flows along the A12, at the A12 Junction 18, and along rural rat-run routes through Sandon, Bicknacre and East Hanningfield</li> <li>• Mitigation testing suggests that the A12 widening to three lanes will have little overall impact on overall levels of congestion predicted along corridor routes into the city centre and through the city centre itself</li> <li>• Mitigation testing suggests that the network impact of the proposed Writtle Bypass will be localised to Ongar Road, Lordship Road and adjacent rural routes</li> <li>• With limited opportunities to increase the capacity to address congestion across the urban area of Chelmsford, a strong emphasis will need to be placed on improving sustainable travel infrastructure and modes</li> <li>• Development location-specific action will likely improve existing bus and cycle infrastructure, and encourage the uptake of more sustainable forms of travel</li> <li>• Potential housing locations in the city centre and in North Chelmsford (Broomfield) might be considered the best for encouraging bus use to/from new developments</li> </ul>

Evidence Base	Transport
	<ul style="list-style-type: none"> <li>Focus should be spent on promoting cycling at potential housing locations in Great Baddow/Sandon(East Chelmsford), Writtle (West Chelmsford) and North East Chelmsford and investing in cycling infrastructure to maximise uptake</li> </ul> <p><u>Transport Impact of the Local Plan Preferred Spatial Option March 2017 (EB 025)</u></p> <ul style="list-style-type: none"> <li>Concludes it is difficult to differentiate between the modelled network performance of the Preferred Spatial Option and that of the six Spatial Options that preceded it</li> <li>A 5% reduction in traffic flow (the sensitivity test) causes lower traffic flows along the A12, A1016 Chelmer Valley Road and central Parkway. However, there is little-to-no impact on modelled traffic congestion in the city centre and along urban corridors</li> <li>The VISUM model highlights the potential for congestion at the junction of the B1418 and B1012 Burnham Road in the vicinity of the proposed development north of South Woodham Ferrers</li> <li>Sustainable travel planning will need to play an important role in promoting sustainable travel at large sites over 500 dwellings</li> </ul> <p><u>Preferred Option Strategic &amp; Local Junction Modelling January 2018 (EB 026)</u></p> <ul style="list-style-type: none"> <li>With the addition of Local Plan development, modelled congestion is shown to worsen along corridor routes into the city centre</li> <li>Nine of the 27 tested junctions will be able to accommodate the increase in traffic predicted in 2036 with the Local Plan growth in place either with or without some form of proposed improvement or mitigation</li> <li>18 junctions are forecast to be at or over capacity in 2036. At a number of the junctions forecast to be near, at or over capacity in 2036, it is envisaged that the majority could be improved to encourage increased use of sustainable transport through walking/cycle improvements and/or bus links</li> <li>ECC have set out a strategy for Chelmsford's Future Transport Network and have defined three zones of travel: Outer, Mid and Inner. The intention is to prioritise and promote travel via particular modes in order to reduce growing pressure on the road network</li> </ul>

Evidence Base	Transport
	<p data-bbox="427 264 1394 336"><u>Preferred Option Strategic &amp; Local Junction Modelling Addendum January 2018 (EB 027)</u></p> <ul data-bbox="427 380 1378 851" style="list-style-type: none"> <li>• Summarises the current status of a number of projects that will or could mitigate the transport impact of the development proposals in Chelmsford's 2021 – 2036 Local Plan</li> <li>• Concludes there are a number of strategic schemes currently proposed which are designed to provide much wider benefit beyond mitigating Chelmsford's Local Plan</li> <li>• For the city of Chelmsford the focus of mitigation will be on sustainable transport</li> <li>• ECC and the Council will need to work together on a Parking Strategy to support the two existing and two planned Park and Ride sites</li> <li>• Developers will be expected to demonstrate that they can mitigate the impacts of their developments</li> </ul> <p data-bbox="427 896 1347 967"><u>Pre-Submission Strategic &amp; Local Junction Modelling January 2018 (EB 029)</u></p> <ul data-bbox="427 1012 1394 2020" style="list-style-type: none"> <li>• At a strategic network level, the latest model outputs, illustrate that the impact of 2036 Pre-Submission Local Plan development and infrastructure, are broadly comparable to those presented in the Preferred Option Strategic &amp; Local Junction Modelling report</li> <li>• With an overall reduction in Local Plan development modelled for the Pre-Submission, the subsequent weakened impact of variable demand modelling is shown result in higher levels of modelled traffic flows along trunk roads and corridor routes into and out of Chelmsford city centre</li> <li>• Forecast modelling shows that peak hour background traffic flows will increase by an average of 4% in the city centre up to 2036, with a further increase (on top of the background growth) of 2% resulting from Local Plan development and infrastructure</li> <li>• The impact of maintaining the single lane flyover at the Army and Navy Roundabout has had an impact on flows along Parkway, with noticeable changes likely over the strategic model outputs presented for the city centre in the Preferred Option modelling report</li> <li>• With the exception of the Boreham Interchange, flow differences modelled at local junctions are shown to be small and/or are unlikely to adversely impact overall performance</li> <li>• Development in North East Chelmsford and Great Leighs would be expected to add to background traffic flows heading north to/from Braintree District via the A131 and Uttlesford District via the B1008</li> <li>• Development in South Woodham Ferrers, and also in North East Chelmsford, might be expected to add to background traffic flows heading south to/from Basildon Borough via the A130</li> </ul>

Evidence Base	Transport
	<ul style="list-style-type: none"> <li>• Traffic volumes travelling on main routes between Chelmsford and neighbouring authorities are modelled to be small in both peak hours</li> </ul>
<b>Informed policies</b>	Informs spatial options and infrastructure needs across all stages of the Plan

Evidence Base	Defined Settlement Boundary Review
<b>Publication and consultation stage</b>	<p><u>Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note April 2017 (EB 082A)</u></p> <ul style="list-style-type: none"> <li>• A version of the Defined Settlement Boundary Review was available for the Preferred Options Consultation – 30 March to 11 May 2017. The main changes to the April 2017 Technical Note is the inclusion of the proposed changes to the Urban Area Boundaries and Defined Settlement Boundaries in Appendix 1 and a map of St Luke’s Park at Appendix 2</li> </ul> <p><u>Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note January 2018 (EB 082B)</u></p> <ul style="list-style-type: none"> <li>• Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note June 2018 Update (EB 082C)</u></p> <ul style="list-style-type: none"> <li>• An update following considerations of representation to the Pre-Submission consultation and to address errors</li> </ul>
<b>Prepared by</b>	Chelmsford City Council
<b>Key outputs</b>	<p><u>Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note April 2017 (EB 082A)</u></p> <ul style="list-style-type: none"> <li>• To review the existing settlement boundaries currently set out within the Local Development Framework to determine whether they are up-to-date and robust</li> <li>• To inform the proposed Settlement Hierarchy for the Preferred Options Local Plan</li> </ul> <p><u>Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note January 2018 (EB 082B)</u></p> <ul style="list-style-type: none"> <li>• As above but with changes to reflect the most recent stage of review (Pre-Submission) and following consultation on the Preferred Options Document</li> </ul>



Evidence Base	Defined Settlement Boundary Review
	<p><u>Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note June 2018 Update (EB 082C)</u></p> <ul style="list-style-type: none"> <li>As above but with changes following consideration of representations to the Pre-Submission Local Plan and to address errors. This update should be read alongside the full January 2018 Technical Note.</li> </ul>
<p><b>Key recommendations /conclusions</b></p>	<p><u>Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note April 2017 (EB 082A)</u></p> <ul style="list-style-type: none"> <li>Proposed changes to all Urban Area and Defined Settlement Boundaries (a full list of boundaries is set in the Technical Note), although some are only minor and a new proposed new Defined Settlement Boundary known as ‘St Luke’s Park’ at the Former Runwell Hospital Site, Runwell</li> <li>Appendix 3 sets out the result of a Village Service Audit. This informs the Settlement Hierarchy as set out in the Strategic Policy S9 of the Local Plan Preferred Options</li> </ul> <p><u>Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note January 2018 (EB 082B)</u></p> <ul style="list-style-type: none"> <li>Changes following the April 2017 Document include: <ul style="list-style-type: none"> <li>Updates to Section 4 Proposed Changes to Urban Area and Defined Settlement Boundaries to reflect the site allocations in the Pre-Submission Document as well as recent planning permissions and developments on the ground</li> <li>Deletion of proposed new DSB known as ‘St Luke’s Park’ – it is no longer a new DSB in the Pre-Submission Document</li> <li>Update to Appendix 2 Village Services Audit to reflect more recent information and to include additional information including a summary of services by settlement types and public transport provision</li> </ul> </li> </ul> <p><u>Chelmsford Local Plan Urban Area and Defined Settlement Boundary Review Updated Technical Note June 2018 Update (EB 082C)</u></p> <ul style="list-style-type: none"> <li>Changes following the January 2018 Document include: <ul style="list-style-type: none"> <li>Methodology - Paragraph 2.2, last bullet point, page 4 – change to include reference to Green Corridor and Green Wedge sites to acknowledge their status and ensure a more restrictive approach is taken in such locations</li> <li>Settlement Boundary Review Criteria - Table 1, Criteria 2, page 4 – the inclusion of ‘may be taken in’ before ‘the Green Wedge/Corridor’ in the last sentence to recognise that there could</li> </ul> </li> </ul>

Evidence Base	Defined Settlement Boundary Review
	<p>be circumstances where a restrictive approach is not always appropriate or necessary in these locations</p> <ul style="list-style-type: none"> <li>- Changes/additions to Southwood House, Broomfield; Land adjacent 24 Souther Cross Road, Good Easter; 23 The Street, Little Waltham and 26 The Street, Little Waltham</li> </ul>
<b>Informed policies</b>	To inform allocations and development limits for Preferred Options and beyond

Evidence Base	Green Wedges, Green Corridors and Green Infrastructure
<b>Publication and consultation stage</b>	<p><u>Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Review Report &amp; Appendix A February 2017 (EB 094A &amp; EB 094B)</u></p> <ul style="list-style-type: none"> <li>Available for Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Chelmsford Green Infrastructure Strategic Plan 2018-2036 January 2018 (EB 021A)</u></p> <ul style="list-style-type: none"> <li>The document is supported by the <u>Chelmsford Green Infrastructure Strategic Plan Research and Evidence Base Document January 2018 (EB 021B)</u> The two documents work together to ensure that the interests of the various components of Green Infrastructure are appreciated</li> <li>Both were available for Pre-Submission consultation – 31 January to 14 March 2018.</li> </ul>
<b>Prepared by</b>	<p>Amec Foster Wheeler</p>
<b>Key outputs</b>	<p><u>Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Review Report &amp; Appendix A February 2017 (EB 094A &amp; EB 094B)</u></p> <ul style="list-style-type: none"> <li>To review the extent of, and rationale for, the existing Green Wedges and to assess the potential extension of the Green Wedges along the valleys of the Rivers Chelmer, Can and Wid</li> </ul> <p><u>Chelmsford Green Infrastructure Strategic Plan 2018-2036 January 2018 (EB 021A)</u></p> <ul style="list-style-type: none"> <li>To provides a framework for the planning and management of Chelmsford's Green Infrastructure resources both in terms of the protection of its integrity and enhancement</li> </ul>
<b>Key recommendations /conclusions</b>	<p><u>Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Review Report &amp; Appendix A February 2017 (EB 094A &amp; EB 094B)</u></p> <ul style="list-style-type: none"> <li>Following review, the extent of existing Green Wedges is refined to more directly meet their purpose – changes are set out at 4.2.11 and Figure 4.3 of the report</li> <li>Proposes Green Corridors which would comprise the remainder of the River Valley within the jurisdiction of the City Council – the extent of the new Green Corridors are shown at Figure 4.3 of the report</li> </ul>

Evidence Base	Green Wedges, Green Corridors and Green Infrastructure
	<p><u>Chelmsford Green Infrastructure Strategic Plan 2018-2036 January 2018 (EB 021A)</u></p> <ul style="list-style-type: none"> <li>• Sets out the character of, and key issues associated with, Chelmsford's Green Infrastructure, aspirations and objectives for its planning and management, and an associated Action Plan</li> </ul>
<b>Informed policies</b>	<p><u>Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Review Report &amp; Appendix A February 2017 (EB 094A &amp; EB 094B)</u></p> <ul style="list-style-type: none"> <li>• Green Wedge and Green Corridor designations and Policies Mapping for the Preferred Options document and beyond</li> </ul> <p><u>Chelmsford Green Infrastructure Strategic Plan 2018-2036 January 2018 (EB 021A)</u></p> <ul style="list-style-type: none"> <li>• To help conserve and enhance the natural environment as identified in the new Local Plan</li> </ul>

Evidence Base	Landscape Sensitivity and Capacity Assessment
<b>Publication and consultation stage</b>	<p><u>Chelmsford City Council Landscape Sensitivity and Capacity Assessment March 2017 (EB 100A)</u></p> <ul style="list-style-type: none"> <li>Available for the Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Chelmsford City Council Landscape Sensitivity and Capacity Assessment Technical note: Landscape Sensitivity &amp; Capacity - Additional Site Assessments November 2017 (EB 100B)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford City Council Landscape Sensitivity and Capacity Assessment Technical Notes May 2018 - Annex to the Landscape Sensitivity &amp; Capacity Evidence Base Report on Land at South Woodham Ferrers &amp; Annex to the Landscape Sensitivity &amp; Capacity Evidence Base Report: Corrections to Summary Tables (EB 100C &amp; EB 100D)</u></p> <ul style="list-style-type: none"> <li>An update following the Pre-Submission consultation</li> </ul>
<b>Prepared by</b>	<p>Amec Foster Wheeler*</p> <p>*Name changed to Wood Environment &amp; Infrastructure Solutions for Addendum May 2018</p>
<b>Key outputs</b>	<p><u>Chelmsford City Council Landscape Sensitivity and Capacity Assessment March 2017 (EB 100A)</u></p> <ul style="list-style-type: none"> <li>An analysis of the sensitivity and capacity for development of land across the Chelmsford City Council area based on criteria that accords with current best practice guidance and methodology (section 2)</li> </ul> <p><u>Chelmsford City Council Landscape Sensitivity and Capacity Assessment Technical note: Landscape Sensitivity &amp; Capacity - Additional Site Assessments November 2017 (EB 100B)</u></p> <ul style="list-style-type: none"> <li>As above but assessing additional sites using the same methodology</li> </ul> <p><u>Chelmsford City Council Landscape Sensitivity and Capacity Assessment Technical Notes May 2018 - Annex to the Landscape Sensitivity &amp; Capacity Evidence Base Report on Land at South Woodham Ferrers &amp; Annex to the Landscape Sensitivity &amp; Capacity Evidence Base Report: Corrections to Summary Tables (EB 100C &amp; EB 100D)</u></p>

Evidence Base	Landscape Sensitivity and Capacity Assessment
	<ul style="list-style-type: none"> <li>• An appraisal of the landscape sensitivity and capacity of an additional land parcel at land to the north of Burnham Road, South Woodham Ferrers. The land parcel was originally excluded from the appraisal of land in the wider vicinity because permission for development had been approved</li> <li>• Corrections to the previous Technical Notes followings observations made as part of representations made at Pre-submission stage</li> </ul>
<b>Key recommendations /conclusions</b>	<p><u>Chelmsford City Council Landscape Sensitivity and Capacity Assessment March 2017 (EB 100A)</u></p> <ul style="list-style-type: none"> <li>• An assessment made of 58 land parcels in a total of 13 settlement/areas of search (chapters 3 to 15)</li> </ul> <p><u>Chelmsford City Council Landscape Sensitivity and Capacity Assessment Technical note: Landscape Sensitivity &amp; Capacity - Additional Site Assessments November 2017 (EB 100B)</u></p> <ul style="list-style-type: none"> <li>• An assessment of land in three locations or ‘Study Sites’: Great Leighs, Chelmsford West and North-East Chelmsford (Boreham Airfield), all of which are extensions of the land assessed in March 2017</li> </ul> <p><u>Chelmsford City Council Landscape Sensitivity and Capacity Assessment Technical Notes May 2018 - Annex to the Landscape Sensitivity &amp; Capacity Evidence Base Report on Land at South Woodham Ferrers &amp; Annex to the Landscape Sensitivity &amp; Capacity Evidence Base Report: Corrections to Summary Tables (EB 100C &amp; EB 100D)</u></p> <ul style="list-style-type: none"> <li>• Conclusions made on overall Landscape Sensitivity and Landscape Capacity for the additional land parcel at Land at South Woodham Ferrers</li> <li>• Change made to one or more ratings (landscape character sensitivity, visual sensitivity, overall landscape sensitivity, landscape value, overall landscape capacity) for some land parcels in North East Chelmsford, Great Leighs, and South Woodham Ferrers</li> </ul>
<b>Informed policies</b>	<p>To inform allocations and development limits for Preferred Options and beyond</p>

Evidence Base	Open Space, Sports and Recreation
<b>Publication and consultation stage</b>	<p><u>Chelmsford Open Space Study 2016 – 2036 February 2017 (EB 101A)</u></p> <ul style="list-style-type: none"> <li>Available for the Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Chelmsford Open Space Study 2016 – 2036 Addendum November 2017 (EB 101I)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford City Council Outdoor Sport Pitch and Facility Strategy and Action Plan – Future Growth Supplement January 2018 (EB 101K)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford Open Space Study 2016 – 2036 Addendum May 2018 (EB 101J)</u></p> <ul style="list-style-type: none"> <li>An updated following the Pre-Submission consultation</li> </ul>
<b>Prepared by</b>	<p><u>Chelmsford Open Space Study 2016 – 2036 February 2017 (EB 101A)</u></p> <ul style="list-style-type: none"> <li>Ethos Environmental Planning</li> </ul> <p><u>Chelmsford Open Space Study 2016 – 2036 Addendum November 2017 and Addendum May 2018, Chelmsford City Council Outdoor Sport Pitch and Facility Strategy and Action Plan – Future Growth Supplement January 2018 (EB 101I &amp; EB 101J &amp; EB 101K)</u></p> <ul style="list-style-type: none"> <li>Chelmsford City Council</li> </ul>
<b>Key outputs</b>	<p><u>Chelmsford Open Space Study 2016 – 2036 February 2017 (EB 101A)</u></p> <ul style="list-style-type: none"> <li>To assess the current levels of open space and sports provision across the Chelmsford area to enable the Council to set standards for new provision and improvements to existing provision</li> </ul> <p><u>Chelmsford Open Space Study 2016 – 2036 Addendum November 2017 (EB 101I)</u></p> <ul style="list-style-type: none"> <li>Amendments to a number sites since the publication of the Assessment due to one or more of the following reasons: <ul style="list-style-type: none"> <li>A new site has been identified as falling within one of the</li> </ul> </li> </ul>

Evidence Base	Open Space, Sports and Recreation
	<p>categories of Open Space</p> <ul style="list-style-type: none"> <li>- A site has changed its status/use since it was last assessed</li> <li>- There was an error which was identified as part of the Preferred Options consultation</li> </ul> <p><u>Chelmsford City Council Outdoor Sport Pitch and Facility Strategy and Action Plan – Future Growth Supplement January 2018 (EB 101K)</u></p> <ul style="list-style-type: none"> <li>• To review how the playing pitch and outdoor sports needs of the population to 2036 can be accommodated alongside the proposed areas for future growth</li> <li>• To identify how future pitch requirements could be met through the new Local Plan allocations</li> <li>• To build upon the Ethos Study by considering any changes to pre-existing circumstances and making use of more up-to-date methodology to define future requirements</li> </ul> <p><u>Chelmsford Open Space Study 2016 – 2036 Addendum May 2018 (EB 101J)</u></p> <ul style="list-style-type: none"> <li>• Amendments to a number sites since the publication of the Assessment and the Addendum November 2017 due to one or more of the following reasons: <ul style="list-style-type: none"> <li>- A new site has been identified as falling within one of the categories of Open Space</li> <li>- A site has changed its status/use since it was last assessed</li> <li>- There was an error which was identified as part of the Pre-Submission consultation</li> </ul> </li> </ul>
Key recommendations /conclusions	<p><u>Chelmsford Open Space Study 2016 – 2036 February 2017 (EB 101A)</u></p> <ul style="list-style-type: none"> <li>• Comprises of six reports which cover open space, indoor and outdoor sports and recreation providing an assessment of need and strategy: <ul style="list-style-type: none"> <li>- Community and Stakeholder Consultation Report (Local Needs Assessment) (EB 101A)</li> <li>- Open Space Study (comprising of a main report and six area profiles) – Identifies any deficiencies within the area profiles and the proposed space standards recommended for new development (EB 101C &amp; EB 101D)</li> <li>- Playing Pitch and Outdoor Sports Needs Assessment (EB 101E)</li> <li>- Playing Pitch and Outdoor Sports Strategy and Action Plan (EB 101F)</li> <li>- Indoor/Built Sports Facility Needs Assessment (EB 101G)</li> <li>- Indoor/Built Sports Facility Strategy and Action Plan (EB 101H)</li> </ul> </li> </ul>



Evidence Base	Open Space, Sports and Recreation
	<ul style="list-style-type: none"> <li>• Key observations of the Playing Pitch and Outdoor Sports Needs Study are: <ul style="list-style-type: none"> <li>- Potential and rapid population change within the local authority area, that will be fuelled by additional planned housing growth</li> <li>- The need to anticipate and meet the needs of this growing and changing population, which will greatly depend on providing and improving provision where geographically relevant to the locations of this planned new growth</li> <li>- The existing high levels of participation in many sports, relative to other parts of the country, and the challenge in continuing to sustain these levels, whilst also catering for new demands</li> <li>- Getting more children into sport, as well as those groups within society who traditionally have been less physically active than other sections of the population. This is a challenge set by national policy</li> </ul> </li> </ul> <p><u>Chelmsford Open Space Study 2016 – 2036 Addendum November 2017 (EB 101I)</u></p> <ul style="list-style-type: none"> <li>• Changes Open Space References 82, 169, 197, 511, 559, 577, 646, 647, 648, 947, 1027, 1119, 1120, 558</li> </ul> <p><u>Chelmsford City Council Outdoor Sport Pitch and Facility Strategy and Action Plan – Future Growth Supplement January 2018 (EB 101K)</u></p> <ul style="list-style-type: none"> <li>• A need for full sized floodlit 3G Artificial Grass Football pitches</li> <li>• Outdoor Tennis - demand from the additional population can be absorbed by strategic improvements to the existing stock of facilities and/or via joint-use education sites with secured community use in the growth areas</li> <li>• Netball - additional population will result in the need for a minimum of 8 additional courts</li> <li>• No change to the position or the supply/demand for outdoor bowls</li> <li>• The future of Channels Golf Course will have the biggest impact on existing provision and a full review of golf provision should take place following the outcome of this matter</li> </ul> <p><u>Chelmsford Open Space Study 2016 – 2036 Addendum May 2018 (EB 101J)</u></p> <ul style="list-style-type: none"> <li>• Changes Open Space References 646, 979, 201, 1121</li> </ul>
Informed policies	Open space and recreational allocations and policies

Evidence Base	Flooding/Water Environment
<b>Publication and consultation stage</b>	<p><u>Chelmsford Local Plan Sequential and Exception Tests Completed December 2017 (EB 105)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford City Council Level 1 and Level 2 Strategic Flood Risk Assessment January 2018 (EB 106A)</u></p> <ul style="list-style-type: none"> <li>Preparation on the Strategic Flood Risk Assessment began in late 2016, beginning with the Level 1 Assessment. The Environment Agency, Essex County Council (As Lead Flood Authority) and Anglian Water were consulted throughout the whole process (Level 1 &amp; 2). The final document was completed January 2018</li> </ul> <p><u>Chelmsford City Water Cycle Study Update January 2018 (EB 107B)</u></p> <ul style="list-style-type: none"> <li>Preparation of the Water Cycle Study (WCS) began early 2016. Consultees for the WCS were Anglian Water, Natural England, Environment Agency and Essex and Suffolk Water. The final document was completed February 2018<sup>1</sup></li> </ul>
<b>Prepared by</b>	<p><u>Chelmsford Local Plan Sequential and Exception Tests Completed December 2017 (EB 105)</u></p> <ul style="list-style-type: none"> <li>Chelmsford City Council</li> </ul> <p><u>Chelmsford City Council Level 1 and Level 2 Strategic Flood Risk Assessment January 2018 (EB 106A)</u></p> <ul style="list-style-type: none"> <li>JBA Consulting</li> </ul> <p><u>Chelmsford City Water Cycle Study Update January 2018 (EB 107B)</u></p> <ul style="list-style-type: none"> <li>AECOM</li> </ul>
<b>Key outputs</b>	<p><u>Chelmsford Local Plan Sequential and Exception Tests Completed December 2017 (EB 105)</u></p> <ul style="list-style-type: none"> <li>Assessment of sites proposed for allocation subject to the SFRA Level 1 and Level 2 Assessment</li> </ul>

<sup>1</sup> A version of the document was briefly available at the beginning of the Pre-Submission consultation before being superseded by the final document (January 2018). Both are available in the Examination Library but the superseded document is there only for completeness

Evidence Base	Flooding/Water Environment
	<p><u>Chelmsford City Council Level 1 and Level 2 Strategic Flood Risk Assessment January 2018 (EB 106A)</u></p> <ul style="list-style-type: none"> <li>To provide supporting evidence to support the Council with the preparation of their Local Plan through reviewing latest flood policy and analysing data on flood risk from all sources to allow for the application of the Sequential Test in the allocation of future development sites</li> </ul> <p><u>Chelmsford City Water Cycle Study Update January 2018 (EB 107B)</u></p> <ul style="list-style-type: none"> <li>To determine the most appropriate locations for development with respect to water infrastructure and the water environment</li> </ul>
<p><b>Key recommendations /conclusions</b></p>	<p><u>Chelmsford Local Plan Sequential and Exception Tests Completed December 2017 (EB 105)</u></p> <ul style="list-style-type: none"> <li>Assessment and conclusions made on 42 sites on whether proposed development will be acceptable in the flood zone in which it falls</li> </ul> <p><u>Chelmsford City Council Level 1 and Level 2 Strategic Flood Risk Assessment January 2018 (EB 106A)</u></p> <ul style="list-style-type: none"> <li>Level 1 Assessment of 48 development sites – ten are at risk in Flood Zones 3b, 3a and 2, five are at risk in Flood Zones 3a and 2, and two are at risk in Flood Zone 2</li> <li>Level 2 Assessment has detailed site summary tables for each of the potential development sites taken forward from the Level 1 Assessment. These sites are ones which are shown to be at risk of fluvial flood risk from watercourses running either through or adjacent to the site. The summary tables set out the flood risk to each site, including maps of extent, depth and velocity of flooding as well as hazard mapping</li> </ul> <p><u>Chelmsford City Water Cycle Study Update January 2018 (EB 107B)</u></p> <ul style="list-style-type: none"> <li>Solutions, including upgrades and phasing development, are required for the Great Leighs Water Recycling Centre (WRC) as it has limited flow capacity</li> <li>Allowing for the planned resource management of Essex &amp; Suffolk Water’s supply areas in the City Area, the water supply company would have adequate water supply to cater for growth over the plan period</li> </ul>

Evidence Base	Flooding/Water Environment
	<ul style="list-style-type: none"> <li>• There are no significant constraints with respect to water service infrastructure and the water environment to deliver the overall development in the new Plan on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward</li> </ul>
<b>Informed policies</b>	Informed selection of options for Preferred options and beyond

Evidence Base	Retail Capacity
<b>Publication and consultation stage</b>	<p><u>Chelmsford Retail Capacity Study September 2015 (EB 077)</u></p> <ul style="list-style-type: none"> <li>• Prepared and published prior to the Issues and Options consultation</li> </ul>
<b>Prepared by</b>	GVA
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>• To review the retail performance of Chelmsford City Centre, South Woodham Ferrers Town Centre and the defined Principal Neighbourhood Centres</li> <li>• To identify the capacity for new retail provision across the City Council Area up to 2036 in accordance with the NPPF and in light of potential increases in population and forecast changes in retail expenditure</li> <li>• To assess the potential to accommodate forecast capacity for retail development within the City Council Area</li> </ul>
<b>Key recommendations /conclusions</b>	<ul style="list-style-type: none"> <li>• There is capacity to support approx.11,500sqm of convenience floorspace in Chelmsford by 2036</li> <li>• There is capacity to support approx. 1,900sqm of convenience floorspace in South Woodham Ferrers by 2036</li> <li>• There is no specific capacity identified for new comparison goods floorspace in Chelmsford or South Woodham Ferrers</li> <li>• Principal Neighbourhood Centres are performing relatively well and there may be an opportunity to accommodate additional convenience floorspace in some of them.</li> </ul>
<b>Informed policies</b>	Informs retail development needs and policies across all stages of the Local Plan

Evidence Base	Heritage
<b>Publication and consultation stage</b>	<p><u>Chelmsford Local Plan Heritage Assessments Technical Note March 2017 (EB 108A)</u></p> <ul style="list-style-type: none"> <li>Available for Preferred Options consultation – 30 March to 11 May 2017</li> </ul> <p><u>Chelmsford Local Plan Heritage Assessments Technical Note Addendum May 2018 (EB 108B)</u></p> <ul style="list-style-type: none"> <li>Is a response to specific concerns raised by Historic England at the Pre-Submission consultation</li> </ul>
<b>Prepared by</b>	Chelmsford City Council
<b>Key outputs</b>	<p><u>Chelmsford Local Plan Heritage Assessments Technical Note March 2017 (EB 108A)</u></p> <ul style="list-style-type: none"> <li>To define the heritage significance of designated and built undesignated heritage assets whose setting may be affected by proposals when considering Local Plan development options</li> </ul> <p><u>Chelmsford Local Plan Heritage Assessments Technical Note Addendum May 2018 (EB 108B)</u></p> <ul style="list-style-type: none"> <li>To address the concerns raised by Historic England at Pre-Submission stage on evidence assessing the potential cumulative impacts on the setting of New Hall in relation to at Strategic Growth Site 4 (North East Chelmsford)</li> </ul>
<b>Key recommendations /conclusions</b>	<p><u>Chelmsford Local Plan Heritage Assessments Technical Note March 2017 (EB 108A)</u></p> <ul style="list-style-type: none"> <li>Assessment made on development options and their impact on nearby designated and non-designated heritage assets within the following areas: Chelmsford City Centre, Land West of Chelmsford, Land East of Chelmsford and Great Baddow, Land North East of Chelmsford, Land North of Broomfield, Moulsham Hall and North of Great Leighs, Boreham, North of South Woodham Ferrers, Bicknacre, Danbury, Hammonds Farm</li> </ul> <p><u>Chelmsford Local Plan Heritage Assessments Technical Note Addendum May 2018 (EB 108B)</u></p> <ul style="list-style-type: none"> <li>Further development anticipated at Strategic Growth Site 4 would have no significant impact on the setting of New Hall or its Registered</li> </ul>

Evidence Base	Heritage
	Park and Garden due to the previous development currently under construction. Taken cumulatively there would be no additional harm
<b>Informed policies</b>	Site allocations and local plan policies for the Preferred Options document and beyond

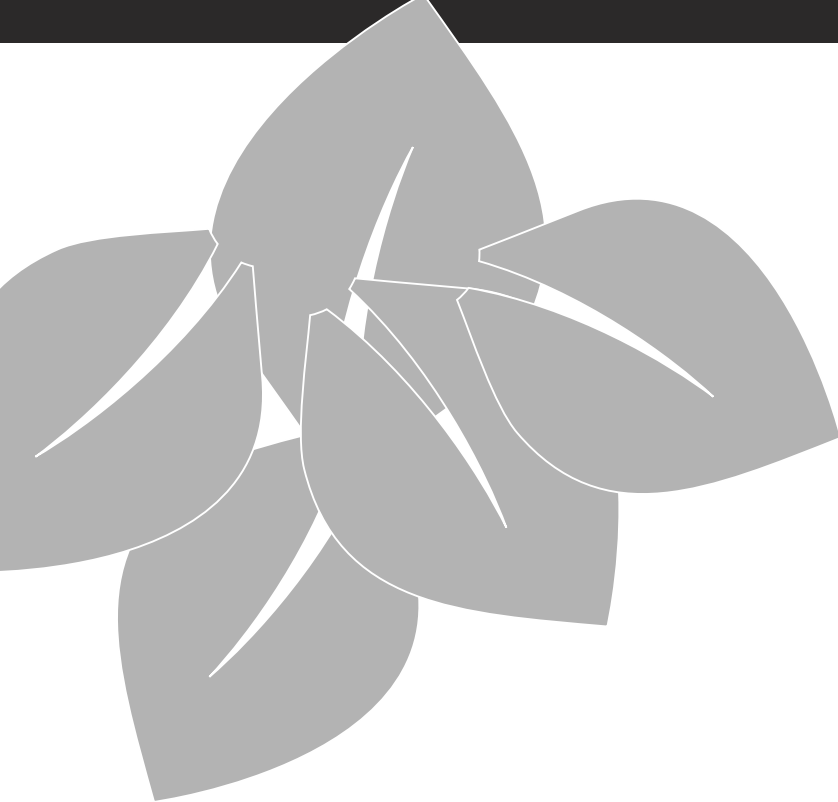
Evidence Base	Air Quality
<b>Publication and consultation stage</b>	<p><u>2017 Air Quality Annual Status Report (ASR) September 2017 (EB 096)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford Local Plan Air Quality Check January 2018 (EB 097)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford Local Plan Air Quality Position Statement May 2018 (EB 098)</u></p> <ul style="list-style-type: none"> <li>Available for Development Policy Committee, Cabinet and Full Council – June 2018</li> </ul>
<b>Prepared by</b>	Chelmsford City Council
<b>Key outputs</b>	<p><u>2017 Air Quality Annual Status Report (ASR) September 2017 (EB 096)</u></p> <ul style="list-style-type: none"> <li>To provide information on local air quality in Chelmsford, to fulfil the Council's statutory duty to review and assess air quality within its area, and to determine whether or not the air quality objectives are likely to be achieved</li> </ul> <p><u>Chelmsford Local Plan Air Quality Check January 2018 (EB 097)</u></p> <ul style="list-style-type: none"> <li>A high-level air quality assessment of sites allocated in the Plan ahead of the completion of the Air Quality Assessment 2018</li> </ul> <p><u>Chelmsford Local Plan Air Quality Position Statement May 2018 (EB 098)</u></p> <ul style="list-style-type: none"> <li>To summarise air quality evidence in support of the Submission process</li> </ul>
<b>Key recommendations /conclusions</b>	<p><u>2017 Air Quality Annual Status Report (ASR) September 2017 (EB 096)</u></p> <ul style="list-style-type: none"> <li>Measured concentrations of Nitrogen Dioxide in 2016 increased by 5% from 2015</li> <li>Air Quality Objectives for the Army and Navy Air Quality Management Area have been achieved</li> <li>Concentrations of Nitrogen Dioxide (NO<sub>2</sub>) are borderline with the Air Quality Objectives for the A414 Danbury Pollution Hotspot and the Springfield Road Pollution Hotspot</li> </ul>



Evidence Base	Air Quality
	<p data-bbox="424 262 1246 295"><u>Chelmsford Local Plan Air Quality Check January 2018 (EB 097)</u></p> <ul data-bbox="424 340 1394 416" style="list-style-type: none"> <li data-bbox="424 340 1394 416">• The checker uses a rating system from 1 (good) to 6 (heavily polluted). Chelmsford has an average rating of good</li> </ul> <p data-bbox="424 459 1374 492"><u>Chelmsford Local Plan Air Quality Position Statement May 2018 (EB 098)</u></p> <ul data-bbox="424 537 1326 613" style="list-style-type: none"> <li data-bbox="424 537 1326 613">• The collective evidence shows that air quality is relatively good in Chelmsford</li> </ul>
<b>Informed policies</b>	To support allocations at Pre-submission stage and Pre-Submission Policy PA2

Evidence Base	Archaeology
<b>Publication and consultation stage</b>	<p><u>Chelmsford Local Plan Archaeological Impact Assessment February 2017 (EB 085)</u></p> <ul style="list-style-type: none"> <li>Available for Preferred Options consultation – 30 March to 11 May 2017</li> </ul>
<b>Prepared by</b>	Place Services, Essex County Council
<b>Key outputs</b>	<ul style="list-style-type: none"> <li>An assessment of the archaeological impact of 22 proposed site allocations at Preferred Options stage</li> </ul>
<b>Key recommendations /conclusions</b>	<ul style="list-style-type: none"> <li>A Red, Amber, Green score is given for each site. 6 are rated Amber, 3 are rated Green/Amber and 13 are rated Amber. Recommendations are given on further requirements, e.g. at pre-application stage or post-application stage</li> </ul>
<b>Informed policies</b>	To support allocations at Preferred Options stage and beyond

Evidence Base	Infrastructure
<b>Publication and consultation stage</b>	<p><u>Chelmsford Infrastructure Delivery Plan January 2018 (EB 018A)</u></p> <ul style="list-style-type: none"> <li>Available for Pre-Submission consultation – 31 January to 14 March 2018</li> </ul> <p><u>Chelmsford Infrastructure Delivery Plan June 2018 Update (EB 018B)</u></p> <ul style="list-style-type: none"> <li>An update following the Pre-Submission consultation</li> </ul>
<b>Prepared by</b>	Troy Planning + Design
<b>Key outputs</b>	<p><u>Chelmsford Infrastructure Delivery Plan January 2018 (EB 018A)</u></p> <ul style="list-style-type: none"> <li>To provide details of the infrastructure identified by the Council and other service providers as being needed to support the delivery of the emerging Local Plan</li> </ul> <p><u>Chelmsford Infrastructure Delivery Plan June 2018 Update (EB 018B)</u></p> <ul style="list-style-type: none"> <li>Updated to reflect the latest information on infrastructure requirements since the Pre-Submission consultation</li> </ul>
<b>Key recommendations /conclusions</b>	<p><u>Chelmsford Infrastructure Delivery Plan January 2018 (EB 018A)</u></p> <ul style="list-style-type: none"> <li>Identifies infrastructure requirements under the areas of; education, health and social wellbeing, utilities, transport, flooding, emergency services, waster, social and community, leisure and recreation and green infrastructure and open space</li> <li>Categorises infrastructure needs identified as; critical, essential, policy high priority and desirable</li> </ul> <p><u>Chelmsford Infrastructure Delivery Plan June 2018 Update (EB 018B)</u></p> <ul style="list-style-type: none"> <li>The report has been updated to reflect the latest information on infrastructure requirements since the Pre-Submission consultation, including changes to how primary schools will be delivered and the most up to date highway requirements</li> </ul>
<b>Informed policies</b>	Informs all allocation and policies across the whole Plan



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