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## Chelmsford Policy Board

6 November 2025

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## Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Documents

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### Report by:

Director of Sustainable Communities

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### Purpose

The purpose of this report is to present the Chelmsford Local Plan Additional Sites (Regulation 19) Document and Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum and to seek the Board's approval to publish them for public consultation for seven weeks starting in late November 2025.

### Recommendations

1. That the Board approves the publication of the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document and Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum attached at Appendices 1 and 2 of this report for public consultation in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
2. That the Board gives delegated authority to the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford to: (i) make any necessary minor amendments to the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document and Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum; and (ii) prepare all necessary documentation to support the planned programme of public consultation.
3. That the Board endorses the proposed approach to the Additional Sites consultation arrangements set out in Appendix 3.

## 1. Introduction

- 1.1. The review of the adopted Chelmsford Local Plan commenced in Winter 2021 and following consultations in 2022 and 2024, the Pre-Submission (Regulation 19) version was published for consultation in Spring 2025. This report sets out a further focused stage of consultation on proposed additional sites to add to the Pre-Submission (Regulation 19) Local Plan. This further consultation is vital, to ensure that sufficient land for new housing and employment development is identified, in the light of several factors outside the City Council's control that have affected future house building.
- 1.2. The Local Plan is an important tool in supporting delivery of the Council's strategic priorities and for continuing to deliver a plan-led approach in Chelmsford. In addition, The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), requires local planning authorities to prepare and keep an up-to-date Local Plan. Local plans are required to be reviewed and updated within five years of their adoption.
- 1.3. Consultation on the Pre-Submission (Regulation 19) Local Plan in Spring 2025 was expected to be the third and final public consultation on the draft Local Plan before submission for examination in 2025. However, since the conclusion of this consultation, several significant events outside the City Council's control have taken place:
  - A12 cancelled: in July the Government cancelled the A12 (Chelmsford to A120) Widening Scheme, which had planning permission through a Development Consent Order (DCO) and supported significant house building in Chelmsford and neighbouring districts
  - Key sites delayed: three strategic sites in the Pre-Submission (Regulation 19) Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
  - Other developers slowing down: the reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
  - The Government's new housing target currently has to be met in full: the adopted Local Plan became more than five years old on 27 May 2025, so the housing need figure is out of date. The City Council now has to use the full Government housing target (not 80%) in the next five years, which means for decision making on current planning applications before the submission of the review of the Local Plan, the Council does not currently have 5 years of deliverable housing supply.
- 1.4. As a result of the reassessment and re-profiling of the Council's housing land supply there is risk that submitting the review of the Pre-Submission (Regulation 19) Local Plan published for consultation in Spring 2025, could result in the Inspector finding there would not be a 5 Year Housing Land Supply (5YHLS) upon adoption. This may lead to the plan being considered unsound.
- 1.5. In response to this, the Council has identified additional housing site allocations for inclusion within the Pre-Submission (Regulation 19) Local Plan to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found "sound" at examination. The Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document (shortened to Additional Sites Document for this report) also identifies the expansion of an existing allocated employment site to support the increased housing requirement and boost employment floorspace supply. Moving the Local Plan submission to mid-2026 will also allow time to assess the implications of the

cancellation of the A12 DCO widening scheme and to continue discussions with National Highways and Homes England regarding a revised funding and delivery solution.

- 1.6. Section 20(2) of the Planning and Compulsory Purchase Act 2004 states that Local Planning Authorities (LPA) must not submit a Local Plan unless they think it is ready for independent examination. This is reiterated in the Planning Inspectorate 'Procedure Guide for Local Plan Examinations' (September 2025) which states that "*...the LPA should only submit a plan if they consider it to be sound and there will not be delays of over 6 months during the examination because significant changes or further evidence work are required. It must not be assumed that examinations can always rectify significant soundness or legal compliance problems, which would require more than limited additional work to address.*". The Council should therefore do all it can to resolve the 5YHS soundness plan issue before submission and the Additional Sites Document has been prepared to do this. An updated Local Development Scheme, which sets out the Local Plan timetable, was approved by the Council's Cabinet in October to reflect the need to undertake the additional sites consultation.
- 1.7. The Additional Sites Document focuses specifically on additional site allocations, key consequential plan changes arising from the inclusion of the additional sites, the additional sites development trajectories, and the evidence supporting them. The consultation will run for seven weeks between **20 November 2025 and 8 January 2026** in line with the Council's adopted Local Development Scheme (October 2025) and will be carried out in accordance with the Council's Statement of Community Involvement (2025) and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). In accordance with the Planning Regulations, representations will be invited on whether the Additional Sites Document complies with all relevant legislation, the Duty to Cooperate, and meets the tests of soundness set out in national planning policy.
- 1.8. Following the consultation, the Council will, subject to approval by Cabinet and Full Council, submit both the Pre-Submission (Regulation 19) Local Plan and the Additional Sites Document for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full. The Pre-Submission (Regulation 19) Local Plan and the Additional Sites Document will be incorporated together in a single new Local Plan before being finalised for adoption.

## 2. Additional Sites (Regulation 19) Consultation Document

- 2.1 The Additional Sites Document is attached at Appendix 1 and has been formulated considering identified development requirements, the plan evidence base including newly completed and updated studies, national planning policy and guidance, and discussions with service providers and stakeholders. Key criteria for selecting these sites is that they must be deliverable in full or part within five years and should be able to be served by existing or improved local facilities such as schools.
- 2.2 The Additional Sites Document is a focused consultation on the following policies and parts of the Pre-Submission (Regulation 19) Local Plan:
  - 11 new housing site allocation policies
    - SGS1dd - LAND AT FORMER KAY-METZELER PREMISES, BROOK STREET
    - SGS18a – LAND NORTH WEST OF CHELMSFORD (NORTH OF HOLLOW LANE)
    - SGS19 – LAND WEST OF PATCHING HALL LANE

- GS9b – LAND TO THE EAST OF 118 TO 124 PLANTATION ROAD, BOREHAM
  - GS9c – SOUTH OF MAIN ROAD AND DUKES WOOD CLOSE, BOREHAM
  - SGS17c – LAND SOUTH OF ROUGH HILL COMPLEX, THE TYE, EAST HANNINGFIELD
  - SGS17d – LAND SOUTH AND SOUTH EAST OF EAST HANNINGFIELD VILLAGE
  - GS17e – LAND SOUTH OF WINDMILL FARM, BACK LANE, EAST HANNINGFIELD
  - SGS20 – LAND TO EAST AND NORTH OF RETTENDON PLACE
  - GS21a – LAND NORTH OF OLD RECTORY LODGE, MAIN ROAD, WOODHAM FERRERS
  - GS21b – LAND NORTH OF CONGREGATIONAL CHURCH, MAIN ROAD, WOODHAM FERRERS
  - Three expanded housing site allocation policies
    - SGS7b - GREAT LEIGHS - LAND EAST OF LONDON ROAD
    - GS14b – LAND SOUTH OF FORD END PRIMARY SCHOOL
    - SGS11c – LAND WEST OF BARBROOK WAY, BICKNACRE
  - One expanded employment site allocation policy
    - SGS9a – WALTHAM ROAD EMPLOYMENT AREA, BOREHAM
  - Key consequential tracked changes to Strategic Policy S6 – Housing and Employment Requirements
  - Key consequential tracked changes to Strategic Policy S7 – The Spatial Strategy
  - Key consequential tracked changes to the Monitoring Framework
  - Key consequential changes to the Draft Policies Map, and
  - The Additional Sites Development Trajectories.
- 2.3 It is important to note that no other parts of the original Pre-Submission (Regulation 19) Local Plan are included within the Additional Sites Document and any comments received on other policies, proposals or sites in the Pre-Submission Local Plan (Regulation 19) will not be accepted.
- 2.4 It should also be noted that there will be no need to re-submit representations already made to the previous Pre-Submission (Regulation 19) Local Plan as these will be considered in full, with feedback published and sent to the Secretary of State for examination. Any responses submitted as part of the additional sites consultation will also be submitted.
- 2.5 The Council acknowledges that objections, concerns and proposed changes were raised to some policies and proposals in the Pre-Submission (Regulation 19) Local Plan. These have been summarised in the Pre-Submission (Regulation 19) Feedback Report, July 2025 and will responded to together with responses made to the Additional Sites Document.
- 2.6 For the other policy areas not covered by the Additional Sites consultation, soundness concerns will be addressed through the examination alongside continued discussions with key stakeholders. A ‘Regulation 22 Statement of Consultation’ and ‘Schedule of Additional Local Plan Modifications’ (described in Section 6 of the covering report) will be produced by the Council to support this process.
- 2.7 The Additional Sites Document and Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum (shortened to IIA Addendum for this report) make clear that they are a focused Local Plan consultation and the scope

of the matters being consulted on. This will also be replicated in materials to support the consultation such as the summary leaflets and exhibition materials.

- 2.8 Section 1 of the Additional Sites Document introduces the document and includes information on the purpose and scope of the consultation, the 5 Year Housing Land Supply position with and without the additional sites, how the additional sites been selected, the evidence base, and how to comment.
- 2.9 Section 2 of the consultation document presents the additional site allocation policies by Growth Area. These policies set out a range of site criteria that the developments will need to adhere to including the amount and type of development and site-specific infrastructure requirements. They show that the additional housing sites are capable of being delivered in full or part over the next 5 years to improve the Council's 5 Year Housing Land Supply (5YHLS) position. Each site allocation is followed by a summary of the reasons for its inclusion within the consultation document.
- 2.10 Sections 3 and 4 of the Additional Sites Document outline the focused changes which have been made to specific parts of the Pre-Submission (Regulation 19) Local Plan and Policies Map to reflect the proposed additional site allocation policies. This includes consequential changes to Strategic Policies S6 (Development Requirements) and S7 (Spatial Strategy).
- 2.11 Changes to Strategic Policy S6 include:
  - Updated housing supply figures to reflect the latest housing needs (Standard Method) figure and the most recent monitoring data from the Housing Sites Schedule (August 2025)
  - An increased amount of allocated employment floorspace, and
  - An increased windfall allowance from 175 to 195 new homes per year as evidenced by data on historic windfall delivery rates that will boost housing supply over the plan period.
- 2.12 Consequential changes to Strategic Policy S7 include updates to include the additional site allocations and to reflect the latest monitoring data from the Housing Sites Schedule (August 2025). An updated Key Diagram is also presented illustrating the broad location of the additional sites in the City Council's Administrative Area.
- 2.13 All the additional site allocations are located outside the Green Belt and Green Wedge and in settlements which are accessible to the local highway network and local services and facilities such as schools, bus links and shops. Therefore, the additional sites accord with the Spatial Strategy in the Pre-Submission (Regulation 19) Local Plan, are considered to be in suitable locations for the development proposed and will help to meet identified housing and employment needs in a sustainable way.
- 2.14 The additional sites preparation process has considered alternative site options as part of the Integrated Impact Assessment process and through technical evidence base testing, before deciding on the sites in the Additional Sites Document. This has included the assessment of different housing and development sites. In view of the approach taken to assess reasonable alternatives, the Additional Sites Document is considered justified. More information on the reasonable alternatives assessed and the reasons for rejecting them is set out in the IIA Addendum attached at Appendix 2 and summarised below.

### 3. IIA Addendum

- 3.1 The IIA Addendum has reviewed the sustainability appraisal and strategic environmental impacts, Habitats Regulations, and health and equality impacts of the proposals in the Additional Sites Document. IIA has been carried out at each stage of the Local Plan's development and has been part of the consultation on an ongoing basis.

#### **Sustainability appraisal and strategic environmental impacts**

- 3.2 The IIA Addendum has considered the alternative approaches for accommodating the additional housing and employment needs identified, the proposed site allocations, and the key consequential changes to Strategic Policy S6 and Strategic Policy S7.
- 3.3 The alternative approaches were identified as:
- Option 1 – allocating a number of smaller sites and increase capacity at some existing small allocations, to deliver homes early in the plan period
  - Option 2 – allocating one or two additional large strategic site or sites to deliver the required number of homes.
- 3.4 The IIA Addendum concludes that Option 1 is the preferred approach, reflecting a logical extension of the existing spatial strategy, and deliverability of the proposed sites with best use being made of existing infrastructure.
- 3.5 In respect of Option 2 the IIA Addendum concludes that it would not comply with the existing spatial strategy, has unproven delivery in the timeframe required, and performs relatively poorly in respect of economy, sustainable living, health and wellbeing, and transport.
- 3.6 The IIA Addendum also assesses the sustainability performance of the proposed additional sites. Individually and collectively they are not considered to be of a scale to affect specific aspects of the Local Plan (for example in respect of biodiversity or resource use). They contribute to the Local Plan spatial strategy and mitigation is proposed through specific Site Policies, where necessary.
- 3.7 The proposed amendments to Strategic Policy S6 and S7 are considered to be minor in nature and no changes to earlier IIA assessments have been identified.

#### **Habitats Regulations Assessment (HRA)**

- 3.8 The HRA element of the IIA Addendum has reviewed the impact of Local Plan policies on the integrity of European Sites, which include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites. It is considered that the proposed additional sites and other changes will not have adverse effects on any European sites, either alone or in combination.

#### **Health Impact Assessment (HIA) and Equality Impact Assessment (EqIA)**

- 3.9 The IIA concludes that the proposed additional sites reflect the continuation of the spatial strategy which was found to have beneficial effects in respect of HIA and EqIA, and that no changes are required to earlier assessments.

#### 4. Other Key Evidence Base

4.1. An up-to-date and comprehensive evidence base has been used to support and inform the Additional Sites Document. Recently completed evidence to inform the selection of the additional sites includes:

- Review of the Air Quality Impact Assessment
- Landscape Sensitivity and Capacity Study
- Detailed Water Cycle Study Addendum
- Highways Impact Junction Modelling
- New/updated Heritage Impact Assessments
- Updated Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Archaeological Impact Assessment
- Additional Housing Site Studies
- Level 2 Strategic Flood Risk Assessment Addendum and site summary tables and maps, and
- Sequential and Exception Testing Update.

4.2. Overall, the plan evidence shows that none of the additional sites have any clear barriers to development, are in locations with existing constraints such as a lack of primary school capacity or are likely to have an unacceptable and unmitigable adverse impact upon their surroundings. In view of the approach taken to assemble a wide range of new and updated evidence, the Additional Sites Document is considered justified. All evidence base reports have been published online at [Local Plan Review](#).

#### 5. Duty to Cooperate

5.1 The Council has a legal duty to cooperate with other national and local bodies, such as neighbouring planning authorities, Essex County Council and Historic England. The purpose of the duty is to discuss and address strategic cross-boundary issues. These discussions have helped to prepare the new Local Plan. The Pre-Submission (Regulation 19) Local Plan Duty to Co-operate Position Statement has been updated for the additional sites consultation to provide evidence of this ongoing engagement and where agreement has been reached. This Statement is also supported by published Statements of Common Ground which will be updated ahead of submission of the Local Plan. In view of this, the Additional Sites Document is considered effective.

#### 6. Additional Sites (Regulation 19) Consultation

6.1. The Additional Sites Document and accompanying IIA Addendum will be published for formal public consultation under Regulation 19 of the Development Plan Regulations 2012 (as amended). Although at this stage the Additional Sites Document will be of moderate weight in decision making on planning applications, it indicates the Council's intent to address future growth requirements in Chelmsford in a planned and sustainable way.

6.2. In line with national planning legislation, the consultation will focus solely on whether the Additional Sites Document complies with all relevant legislation, complies with the Duty to Co-operate and meets the tests of soundness set out in national planning policy. These will test whether the document is:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other

authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common grounds that will be published alongside the public consultation on the Local Plan; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

The consultation will ask questions around these requirements and be based on the model representation form for local plan consultations at this stage produced by the Planning Inspectorate.

- 6.3. The Additional Sites Document and accompanying IIA Addendum will be published for a seven-week period of consultation commencing on the 20 November 2025. This is one week more than the statutory consultation period to allow for the City Council closure over Christmas.
- 6.4. The consultation will go beyond the minimum requirements of legislation and the Council's adopted Statement of Community Involvement (SCI) (2025). A range of effective communication tools and channels are proposed to ensure that there are opportunities for Parish and Town Councils, residents, stakeholders and businesses to learn more about the consultation and how to make comments. Promotional activities will include email/letter notifications to around 7,400 consultees registered on the Council's Local Plan database, providing information on the Council's website, press releases, adverts in local publications, site notices and social media. Consultation activities will include placing the Additional Sites Document and accompanying IIA Addendum on deposit at the Council's Customer Service Centre, organised stakeholder presentations, Duty to Co-operate meetings and staffed physical exhibitions. Officers are working closely with the Council's Communications Team on its engagement approach and activities.
- 6.5. The Council will also publish documents to support the consultation including non-technical summary leaflets and Frequently Asked Questions (FAQs). Further detail on the planned programme of consultation is set out in the Focused Consultation Additional Sites Consultation Plan at Appendix 3 to this report.
- 6.6. Following the close of the public consultation period, the responses (representations) will be processed and reviewed. The Council will produce a summary of the main issues raised in the consultation responses and report this to a future Policy Board meeting. It will then seek approval from Full Council to submit the Additional Sites Document and accompanying IIA Addendum and any representations received – as well as all relevant documents and representations from the Pre-Submission (Regulation 19) Local Plan consultation - to the Secretary of State for independent examination. It is important to note that there is no need for representations made to the previous Pre-Submission (Regulation 19) Local Plan consultation in Spring 2025 to be resubmitted.
- 6.7. The submission documents will include a Regulation 22 Consultation Statement summarising the main issues raised and a high-level Council response to both the Additional Sites Document and Pre-Submission (Regulation 19) Local Plan consultation. A Schedule of Additional Local Plan Modifications will also be prepared setting out changes that the Council would like to make to the Local Plan before adoption considering comments made to both consultations.

- 6.8. It is currently anticipated that submission will be in May/June 2026, ahead of a Government deadline of 12 June 2026. The examination process will determine whether the Pre-Submission (Regulation 19) Local Plan and the Additional Sites Document are sound and legally compliant. If they are accepted by the Inspector, they will be incorporated together in a single new Local Plan before being finalised for adoption.
- 6.9. It should be noted that when the Council submits the Pre-Submission (Regulation 19) Local Plan and Additional Sites Document for independent examination, they gain moderate 'planning weight' and will become material planning considerations that can be referred to in the assessment and determination of planning applications. However, they will not have full Development Plan status until the new Local Plan has been adopted by the Council. At this point the new Plan would also replace the current adopted plan (May 2020).

## 7. Conclusion

- 7.1. Since the end of the previous Local Plan consultation in March 2025, a number of significant events have occurred which require the Council to undertake a further focused Regulation 19 consultation. The purpose of this consultation is to gather feedback on additional sites to ensure that the Local Plan is considered sound at the forthcoming independent examination.
- 7.2. Consultation on the Additional Sites Document and its accompanying IIA Addendum will take place from 20<sup>th</sup> November 2025 to 8<sup>th</sup> January 2026 in accordance with the Local Plan timetable (Local Development Scheme 2025) and be supported by a wide range of consultation and engagement activities.

### List of Appendices:

**Appendix 1** – Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document

**Appendix 2** – Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum

**Appendix 3** – Focused Consultation Additional Sites Consultation Plan

### Background Papers:

[Pre Submission \(Regulation 19\) Document 2025](#)

[Pre-Submission Local Plan Integrated Impact Assessment](#)

[Chelmsford Policy Board on 14 July 2022](#), agenda Item 6 Review of Adopted Local Plan – Issues and Options Consultation

[Chelmsford Policy Board on 28 February 2023](#), agenda Item 5 Review of Adopted Local Plan – Issues and Options Consultation Feedback

[Cabinet on 10 September 2024](#), agenda Item 6.1 National Planning Policy Framework Consultation Response

[Chelmsford Policy Board on 26 September 2024](#), agenda Item 5 Chelmsford Local Plan – Preferred Options Consultation Feedback Framework Consultation Response

[Chelmsford Policy Board on 16 January 2025](#), agenda Item 5 Chelmsford Local Plan – Regulation 19 Pre-Submission Consultation Documents

[Chelmsford Policy Board on 26 June 2025](#), agenda Item 5 Review of the Chelmsford Local Plan – Consideration of Pre-Submission Local Plan (Regulation 19) and Integrated Impact Assessment (IIA) consultation feedback

[Proposed reforms to the National Planning Policy Framework and other changes to the planning system, 30 July 2024](#)

[Chelmsford City Council Adopted Local Plan](#)

[National Planning Policy Framework, December 2024](#)

[National Planning Policy Framework, December 2023](#)

[Planning practice guidance](#)

[Statement of Community Involvement, September 2020](#)

Statement of Community Involvement Consultation Draft September 2025 - available here [Chelmsford Policy Board on 4 September 2025](#), agenda Item 5 Review of the Council's

Statement of Community Involvement

Review of the Statement of Community Involvement – agenda Item 8 [Chelmsford Policy Board on 6 November 2025](#)

Local Development Scheme, November 2023 - available here [Local Plan Review 2022 \(chelmsford.gov.uk\)](#)

Local Development Scheme, September 2025 - available here [Chelmsford Policy Board \(September 2025\)](#)

Local Plan Review evidence base reports – available via evidence base tab here [Local Plan Review 2022 \(chelmsford.gov.uk\)](#)

[Model representation form for Local Plans - GOV.UK](#)

[Procedure Guide for Local Plan Examinations - GOV.UK](#)

[Housing Site Schedule August 2025](#)

[Five-Year Housing Land Supply Position Statement – August 2025](#)

[Housing Windfall Assessment, August 2025](#)

[Evidence base for the local plan](#)

[The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

[Planning and Compulsory Purchase Act 2004](#)

Mid-Year Financial Review 2025/26, agenda Item 6 [Cabinet \(October 2025\)](#)

## Corporate Implications:

### **Legal/Constitutional:**

There is a need to ensure the Review of the Local Plan accords with the latest legislative requirements.

### **Financial:**

There are additional cost implications arising from the need to prepare and undertake an additional consultation on the Local Plan. Additional budget of £40,000 was agreed by Cabinet on 14 October 2025 to supplement an existing agreed £200,000 Local Plan budget.

### **Potential Impact on Climate Change and the Environment:**

The review of the adopted Local Plan will seek to ensure new development within the administration area will contribute towards meeting the Council's Climate Change agenda.

### **Contribution toward Achieving a Net Zero Carbon Position by 2030:**

The review of the adopted Local Plan will seek to ensure new development within the administration area will contribute towards achieving a net zero carbon position by 2030.

### **Personnel:**

There are no personnel issues arising directly from this report.

### **Risk Management:**

There are several risk considerations associated with local plan production. These are set out in the report and in the Local Development Scheme 2025 with contingency measures.

**Equality and Diversity:**

The Public Sector Equality Duty applies to the council when it makes decisions. An Equalities and Diversity Impact Assessment forms part of the Integrated Impact Assessment for the review of the Local Plan and concludes that it will not have a disproportionate adverse impact on any people with a particular characteristic and in general will have positive or neutral impacts across a wide range of people and will be compatible with the duties of the Equality Act 2010.

**Health and Safety:**

There are no Health & Safety issues arising directly from this report.

**Digital:**

There are no digital issues arising directly from this report.

**Other:**

The Review of the Local Plan will seek to contribute to priorities in the Council's Our Chelmsford, Our Plan 2023: A Fairer and More Inclusive Place, A Greener and Safer Place, and A More Connected Place.

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**Consultees:**

CCC – Legal Services  
CCC – Communications  
CCC – Development Management  
ECC – Spatial Planning

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**Relevant Policies and Strategies:**

The report takes account of the following policies and strategies of the City Council:

Adopted Local Plan 2013-2036 and supporting Supplementary Planning Documents and Planning Advice Notes  
Our Chelmsford, Our Plan (2024)  
Statement of Community Involvement (2020)  
Statement of Community Involvement Consultation Draft September 2025  
Local Development Scheme (2023)  
Local Development Scheme (2025)  
Health and Wellbeing Plan (2019)  
Public Open Spaces Policy (2022)  
Climate and Ecological Emergency Action Plan (2020)  
Housing Strategy 2022-27 (2022)  
Homelessness and Rough Sleeping Strategy 2020-24 (2020)  
Cultural Strategy (2023)  
Plan for Improving Rivers and Waterways (2022)  
Chelmsford Green Infrastructure Strategic Plan 2018-2036  
Essex Coast Recreational disturbance Avoidance and Mitigation Strategy 2018-2038  
Climate and Ecological Emergency Action Plan (2020)  
Duty to Co-operate Strategy (2022)

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**Our Chelmsford, Our Plan**

The above report relates to the following priorities in the Corporate Plan:

## Agenda Item 5

Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more homes of all types.

Creating a distinctive sense of place, making the area more attractive, promoting its green credentials, ensuring that people and communities are safe.

Bringing people together and working in partnership to encourage healthy, active lives, building stronger, more resilient communities so that people feel proud to live, work and study in the area.



Chelmsford Local Plan  
**Focused Consultation  
Additional Sites  
(Regulation 19)  
Document**

November 2025

For Chelmsford Policy Board  
6 November 2025

NOT FINAL PUBLICATION VERSION

*Our Planning Strategy 2022 to 2041*

**Chelmsford**  
Local Plan 

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## Purpose of this document

**1.1** The purpose of this focused consultation is to seek representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site. The additional sites development trajectory and key consequential plan changes arising from the additional sites allocation policies are also subject to consultation alongside an Integrated Impact Assessment (IIA) Addendum which assesses the changes. This further consultation is vital, to ensure that sufficient land for new housing and employment development is identified, in the light of several factors outside the City Council's control that have affected future house building.

**1.2** The consultation will be undertaken in accordance with Regulation 19 of the Local Plan Regulations and the Council's Statement of Community Involvement.

**1.3** Following this stage, the Council will submit both the Pre-Submission version of the Local Plan published for consultation in February-March 2025 and this focused consultation document for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full. **There is no need to resubmit representations submitted as part of the previous Pre-Submission Local Plan consultation.** The Pre-Submission Local Plan and the Additional Sites (including the key consequential plan changes) contained within this focused consultation will be incorporated together in a single new Local Plan before being finalised for adoption.

## Why are we undertaking a Focused Consultation on Additional Sites?

**1.4** The Council carried out consultation on the full Pre-Submission Local Plan in February-March 2025. This was also a Regulation 19 consultation. However, since the conclusion of this consultation, several significant events outside the City Council's control have taken place:

- A12 cancelled: in July the Government cancelled the A12 (Chelmsford to A120) Widening Scheme, which had planning permission through a Development Consent Order (DCO) and supported significant house building in Chelmsford and neighbouring districts
- Key sites delayed: three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
- Other developers slowing down: the reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
- The Government's new housing target now has to be met in full: the adopted Local Plan became more than five years old on 27 May 2025, so the housing need figure is out of date. The City Council now has to use the full Government housing target (not 80%) in the next five years, which means for decision making on current planning applications before submission of the review of the Local Plan, the Council does not currently have 5 years of deliverable housing supply.

## 1 - Introduction

**1.5** In response to the significant events above, the Council has identified additional housing site allocations for inclusion within the review of the Local Plan to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found “sound” at examination. The Additional Sites Document also identifies the expansion of an existing allocated employment site to support the increased housing requirement and boost employment floorspace supply. It will also allow time to assess the implications of the cancellation of the A12 DCO widening scheme and to continue discussions with National Highways and Homes England regarding a revised funding and delivery solution.

**1.6** This consultation focuses specifically on additional site allocations, key consequential plan changes, the additional sites development trajectory (the timeframe for development to come forwards), and the evidence supporting them. After the consultation, the Focused Consultation Additional Sites (Regulation 19) document and Pre-Submission Local Plan will be submitted alongside all the representations received to the February to March 2025 consultation, and this focused consultation, to the Secretary of State for examination by an independent Planning Inspector.

### What are the implications of having a Local Plan more than five years old and lack of Five-Year Housing Land Supply?

**1.7** The National Planning Policy Framework (NPPF) requires Local Plans to identify specific deliverable housing sites against their housing requirement for five years from when they intend to adopt the Plan. It also requires local planning authorities to identify and update annually a rolling supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement. Where the strategic policies are more than five years old, as in Chelmsford’s case, this local housing requirement is calculated using the Government’s ‘Standard Method’. The supply of specific deliverable sites should also include a buffer of at least 5% to ensure choice and competition in the market for land. In prescribed circumstances this buffer increases to 20%.

**1.8** Due to changes in the calculation of the housing requirement and planning status of some existing strategic sites in the adopted Local Plan, the Council’s 5YHLS was re-assessed and re-published in August 2025. This exercise involved reassessing the rates at which some sites currently in the supply would come forwards. This shows that the Council is not currently able to demonstrate a 5YHLS for decision-making on current planning applications.

**1.9** As a result of the reassessment of the supply discussed above there is risk that submitting the review of the Local Plan version as originally published for the Regulation 19 consultation in February 2025, could result in the Inspector finding there would not be a 5YHLS upon adoption. This may lead to the plan being considered unsound or the Council being unable to demonstrate a 5YHLS on a rolling basis going forward.

**1.10** The increase in Chelmsford’s housing requirement using the Government’s ‘Standard Method’, also means that employment space requirements increase under a labour demand scenario – a scenario which seeks to match employment land needs with demand from new housing growth. Although there is no requirement to meet the labour supply scenario in full in the new Local Plan, there is an opportunity through this consultation to identify additional employment land to boost supply over the plan period.

## What are the implications of the cancellation of the A12 DCO widening scheme?

**1.11** The A12 Development Consent Order (DCO) for the widening of the A12 from Chelmsford to the A120 included significant improvements to Junction 19 (Boreham Interchange). This was cancelled by Government on 8 July 2025.

**1.12** The Local Plan traffic modelling concludes that the full improvements to Junction 19 of the A12 contained within the DCO are required as a minimum to deliver the strategic growth in the review of the Local Plan and achieve sustainable/active travel requirements. Partial improvements are also necessary to enable further development at Chelmsford Garden Community (CGC) allocated in the adopted Local Plan.

**1.13** An interim scheme for Junction 19 proposed by the Developer Consortium promoting the North East Chelmsford Garden Community has been agreed enabling development in north east Chelmsford to be delivered.

**1.14** As part of the DCO cancellation announcement, the Minister of State for Transport stated that smaller scale interventions on the A12 could still be considered where they unlock growth. Various discussions are on-going with National Highways to access this funding and to look at options for a phased approach to works to the junction to support the proposed Local Plan growth. Undertaking the Additional Sites consultation and deferring submission of the Local Plan to mid-2026 will enable these discussions to continue. It is also considered that continuing with the review of the Local Plan and its associated growth, improves the likelihood that Government will prioritise Junction 19 as part of the smaller scale interventions cited by the Secretary of State.

## What is the 5YHLS position with the Additional Sites?

**1.15** We have sought to identify the likely 5YHLS position on submission without the Additional Sites. Using the latest published [Housing Site Schedule \(August 2025\)](#) (which does not include the Additional Sites), the 5YHLS at the point of submission (Years 2 – 6) is currently estimated to be 8,010 dwellings. It is currently estimated that the housing requirement figure for the 5YHLS calculation will be 1,622 dwellings per annum on submission. This is based on the proposed Housing Requirement figure of 1,210 dwellings per annum, the estimated shortfall in housing completions from the new base period of the emerging Local Plan (1,672 dwellings) and the required 5% buffer to ensure choice and competition in the market for land. Without the additional sites it is currently estimated that there will only be 4.93 years of housing land supply (8,010/1,622) on submission.

**1.16** The additional housing land supply identified in this consultation through the 11 new sites and three expanded housing sites is estimated to add 1,297 dwellings to the five-year housing land supply on submission (Years 2 - 6), increasing the total estimate supply to 9,327 dwellings. It is estimated that this would enable a land supply of 5.75 years to be demonstrated on submission. Across the plan period the additional 11 new sites and three expanded housing sites are estimated to add 1,592 dwellings in total to the housing land supply.

## 1 - Introduction

**1.17** The Additional Housing Sites Development Trajectory (Section 4) shows the assumptions that inform the above estimate calculations which have been informed by analysis of planning timescales and build out rates for complete developments of a similar size in the administrative area of Chelmsford. For the expanded sites, only the additional dwellings are shown on the Additional Housing Sites Development Trajectory, with the balance already included in the August 2025 Housing Site Schedule.

**1.18** Whilst shown in both the August 2025 Housing Site Schedule and the Additional Housing Sites Development Trajectory, only the windfall allowance included in the Additional Housing Site Schedule has been included in the overall housing land supply figures shown in the key consequential changes to the supporting text of Strategic Policy S6 - Housing and Employment Requirements and Strategic Policy S7 – The Spatial Strategy.

**1.19** In terms of the 5YHLS, projected windfall completions are expected to continue to total 198 dwellings per annum, as per the [latest published Housing Windfall Assessment](#). The Additional Housing Sites Development Trajectory increases the allowance beyond year 5 from 175 in the August 2025 Housing Site Schedule to 195 dwellings per annum because an average annual completion rate of 198 has been achieved over the last 13 years.

**1.20** The projected windfall completions are shown below. As the projected windfall completions with planning permission are already included in the land supply shown in the August 2025 Housing Site Schedule, they have been excluded from the windfall allowance to avoid double counting:

**Table 1 : Projected windfall completions**

| Year         | To be added to make up windfall allowance | Number of projected Windfall Completions with planning permission |
|--------------|---|---|
| 2028/2029    | 149                                       | 49  |
| 2029/2030    | 131                                       | 67  |
| 2030/2031    | 192                                       | 3   |
| 2031/2032    | 135                                       | 60  |
| 2032/2033    | 195                                       | 0   |
| 2033/2034    | 195                                       | 0   |
| 2034/2035    | 195                                       | 0   |
| 2035/2036    | 195                                       | 0   |
| 2036/2037    | 195                                       | 0   |
| 2037/2038    | 195                                       | 0   |
| 2038/2039    | 195                                       | 0   |
| 2039/2040    | 195                                       | 0   |
| 2040/2041    | 195                                       | 0   |
| <b>Total</b> | <b>2,362</b>                              | <b>179</b>  |

**Summary Box**

**The proposed additional housing sites provide capacity for approximately 1,297 new dwellings enabling 5.75 years to be demonstrated against the five-year housing land supply target on submission of the plan.**

**The proposed expanded employment site would boost employment supply over the plan period by providing capacity for approximately 10,500sqm of additional land for employment.**

## What has happened to the previous Pre-Submission Local Plan consultation responses?

**1.21** The Council has published a feedback report setting out the main issues in the representations to the last Local Plan consultation which was undertaken in February-March 2025 – <https://www.chelmsford.gov.uk/media/nvafkrpg/pre-submission-regulation-19-document-feedback-report-july-2025.pdf>

**1.22** The Council will also assess and provide a high-level response to the main issues raised and set out any changes proposed to the Local Plan in a ‘Regulation 22 Statement of Consultation’ and ‘Schedule of Additional Local Plan Modifications’. However, this work has paused to focus on undertaking the Focused Consultation Additional Sites (Regulation 19) document and will be resumed after this consultation closes in 2026. The ‘Regulation 22 Statement of Consultation’ and ‘Schedule of Additional Local Plan Modifications’ will be submitted for examination to the Secretary of State alongside the Pre-Submission Local Plan and all representations received on it.

**1.23** Please note that there is no need to re-submit representations already made to the previous Pre-Submission Local Plan consultation (in February-March 2025) as these will be considered in full, with feedback published and sent to the Secretary of State for examination. Any responses submitted as part of this additional sites consultation will also be submitted.

## What is the scope of the Focused Consultation Additional Sites (Regulation 19) Document?

**1.24** This is a focused consultation. The Council is only consulting on the following policies and parts of the Pre-Submission Local Plan:

- 11 new and three expanded housing site allocation policies
- One expanded employment site allocation policy
- Key consequential tracked changes to Strategic Policy S6 – Housing and Employment Requirements
- Key consequential tracked changes to Strategic Policy S7 – The Spatial Strategy
- Key consequential tracked changes to the Monitoring Framework
- Key consequential changes to the Draft Policies Map
- The Additional Sites Development Trajectory.

## 1 - Introduction

**1.25** The policies, key consequential changes and Additional Sites Development Trajectory are set out in Sections 2 - 4. You are invited to review the consultation information and make representations on the soundness of the above policies/parts in this document.

**1.26** Please note that no other parts of the original Pre-Submission Local Plan are included within this consultation and any comments we receive on other policies, proposals or sites in the Pre-Submission Local Plan will not be accepted.

**1.27** When this consultation closes, we will submit both the Pre-Submission version of the Local Plan and this Focused Consultation Additional Sites (Regulation 19) Document, and the responses received for examination by an independent Planning Inspector. All responses made to the previous Pre-Submission consultation will also be submitted. There is no need to resubmit responses made as part of the previous consultation.

### How have the Additional Sites been selected?

**1.28** The process of selecting the additional sites for new homes and employment land have involved a number of stages including:

- Assessing sites promoted for development in the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) and identifying sites capable of being delivered in full or part over the next 5 years (in the case of housing)
- Identifying sites in the top three-tiers of the Settlement Hierarchy (Chelmsford, South Woodham Ferrers, and Key Service Settlements and Service Settlements) and outside the Green Belt and Green Wedge in accordance with the Pre-Submission (Regulation 19) Local Plan Spatial Strategy (Policy S7)
- Considering the findings of the additional sites sustainability appraisal work (through the Integrated Impact Assessment)
- Undertaking additional housing site studies which consider a range of matters including access, topography, neighbouring land uses and other physical constraints
- Commissioning technical evidence base testing including in relation to education, wastewater, archaeology, heritage, and landscape sensitivity and capacity to inform the suitability of sites and areas for mitigation where relevant.

**1.29** In doing so, the Council has comprehensively explored opportunities for additional site allocations. Each additional site within this consultation document is considered available, suitable and capable of delivering sustainable development.

**1.30** Land excluded for consideration or rejected from further consideration includes:

- Land not promoted for development by a developer or landowner as it cannot be considered available within the plan period
- Land not considered capable of being delivered in full or part over the next 5 years (in the case of housing) as this would not support the 5YHLS position
- Land with clear barriers to development for example, protected by a designation for important heritage value, and sites in locations with existing constraints such as a lack of primary school capacity

- Sites contrary to the Pre-Submission (Regulation 19) Local Plan Spatial Strategy (Policy S7) for example, sites located in the Green Belt and Green Wedge and sites in Small Settlements which are relatively inaccessible from the local highway network or local services and facilities for example schools and shops
- Sites assessed in the Local Plan evidence base as likely to have an unacceptable and unmitigable adverse impact upon their surroundings for example, harmful landscape or visual impact.

## Where are the Additional Sites located?

**1.31** The additional site allocations are focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford as described in the Spatial Strategy (Policy S7) in Section 3. This includes previously developed land in Chelmsford City Centre, edge of Chelmsford Urban Area to the north and north-west, expansion of an existing employment site and development around larger villages well served by services and facilities. Policy S7 includes a table of all site allocations (including the proposed additional sites) and their development amounts by Growth Area. It also provides a Key Diagram which broadly illustrates the areas for new housing and employment development.

**1.32** The Draft Policies Map in Section 3 contains insets which show the Additional Sites on an OS Base.

### Summary Box

**The proposed additional sites have been comprehensively evaluated and are considered available, suitable and deliverable for the development proposed.**

**The sites are distributed in accordance with the current Spatial Strategy including within and on the edge of existing built-up areas taking advantage of existing services and facilities and good levels of accessibility.**

## How can I have my say?

**1.33** The Focused Consultation Additional Sites (Regulation 19) Document consultation will run for seven-weeks from 10am on 20 November 2025 to 4pm on 8 January 2026.

**1.34** You can comment as much or as little as you wish on the document, but it is important that you identify which policy or part you are commenting on. In addition, the Inspector will need to know:

- Whether you support or object to the site allocation policies, the key consequential changes, and the Additional Sites Development Trajectory; and
- Whether the Council has met the legal requirements; and
- Whether it meets the test of soundness set out in the National Planning Policy Framework (December 2023, Paragraph 35).

## 1 - Introduction

### 1.35 Local Plans are sound if they are:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical to do so and consistent with achieving sustainable development
- Justified – the plan should be an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence
- Effective – the plan should be deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in this Framework and other relevant national planning policy statements.

**1.36** Our preferred means of receiving comments is through our planning policy consultation portal at [www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult). This ensures that your comments are recorded accurately and are processed quickly. This system also allows you to read and save the consultation documents and sign up for alerts to future consultation events.

### 1.37 Alternatively, you can submit your comments by:

- Email to [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)
- Post to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

**1.38** Please note we are unable to accept anonymous representations, and any comments received after the closing date cannot be accepted.

**1.39** Full details of how to make comments including information on what the legal requirements are can be found in the 'Focused Consultation Additional Sites (Regulation 19) Document Statement of Representation Procedure & Statement on Availability of Proposed Submission Documents for Inspection' available at: [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review)

**1.40** To find out more about how to use the consultation portal, please read our user guide: [www.chelmsford.gov.uk/lp-portal-guide](http://www.chelmsford.gov.uk/lp-portal-guide)

**1.41** If you are experiencing problems, you can contact us via <https://forms.chelmsford.gov.uk/contactus-planning/> or call our helpline on 01245 606330.

## What else are we consulting on?

**1.42** Alongside this Additional Sites (Regulation 19) Document, we are consulting on an Additional Sites Integrated Impact Assessment Addendum (IIA). This encompasses updates to the sustainability appraisal, strategic environmental assessment, habitats regulations assessment, health impact and equality assessment of the Additional Sites (Regulation 19) Document. You can read and comment on it using the details above.

**1.43 Any comments received on the previous Pre-Submission IIA, published for consultation in February-March 2025 will not be accepted.**

**1.44** Following this stage, we will submit both the Pre-Submission (Regulation 19) IIA and the Additional Sites IIA Addendum and the responses received for examination. All responses made to the previous Pre-Submission IIA consultation will also be submitted. There is no need to resubmit responses submitted as part of the previous consultation.

## Why are we not consulting on other changes to the Pre-Submission Local Plan?

**1.45** The Council acknowledges that objections, concerns and proposed changes were raised to some policies and proposals in the original Pre-Submission (Regulation 19) Local Plan. These have been summarised in the Pre-Submission (Regulation 19) Feedback Report, July 2025. However, work to assess and respond to these has not been completed and is now paused to focus on this Focused Consultation Additional Sites (Regulation 19) Document consultation.

**1.46** For the other policy areas not covered by this consultation, soundness concerns will be addressed through the examination stage of the Local Plan process alongside continued discussions with key stakeholders. The 'Regulation 22 Statement of Consultation' and 'Schedule of Additional Local Plan Modifications' (described above) will be produced by the Council to support this process.

## What happens next?

**1.47** We will acknowledge all 'duly made' comments received to the Focused Consultation Additional Sites (Regulation 19) Document and accompanying IIA Addendum, although we cannot write to you about your individual comments. Comments received will be published on the Council's planning policy consultation portal in accordance with the Data Protection Act.

**1.48** Following approval by Full Council, the Focused Consultation Additional Sites (Regulation 19) Document and accompanying IIA Addendum and any representations received – as well as all relevant documents and representations from the Pre-Submission (Regulation 19) Local Plan consultation - will be submitted to the Secretary of State for examination.

**1.49** This will include the Regulation 22 Consultation Statement summarising the main issues raised and a high-level Council response to both the Focused Consultation Additional Sites (Regulation 19) Document and Pre-Submission (Regulation 19) Local Plan consultation.

**1.50** A Schedule of Additional Local Plan Modifications will also be prepared setting out changes that the Council would like to make to the Local Plan before adoption.

**1.51** The examination process will determine whether the plan is sound and legally compliant and can be adopted by the Council.

**1.52** The Pre-Submission (Regulation 19) Local Plan and the Focused Consultation Additional Sites (Regulation 19) Document (including the key consequential plan will be incorporated together in a single new Local Plan before being finalised for adoption.

### What evidence have we used?

**1.53** The Council has undertaken additional evidence work to inform the additional site allocation policies within this consultation document. This has included detailed testing of site constraints and opportunities in relation to flood risk, heritage and archaeology. New or updated evidence includes:

- Review of the Air Quality Impact Assessment
- Landscape Sensitivity and Capacity Study
- Detailed Water Cycle Study Addendum
- Highways Impact Junction Modelling
- New/updated Heritage Impact Assessments
- Updated Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Archaeological Impact Assessment
- Level 2 Strategic Flood Risk Assessment Addendum and site summary tables and mapping
- Sequential and Exception Testing Update
- Defined Settlement Boundary/Urban Area Boundary Technical Note
- Additional Sites Planning Briefs.

**1.54** This evidence, alongside all the key documents/studies used to the inform the Local Plan review to date, can be viewed on our website at: [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review).

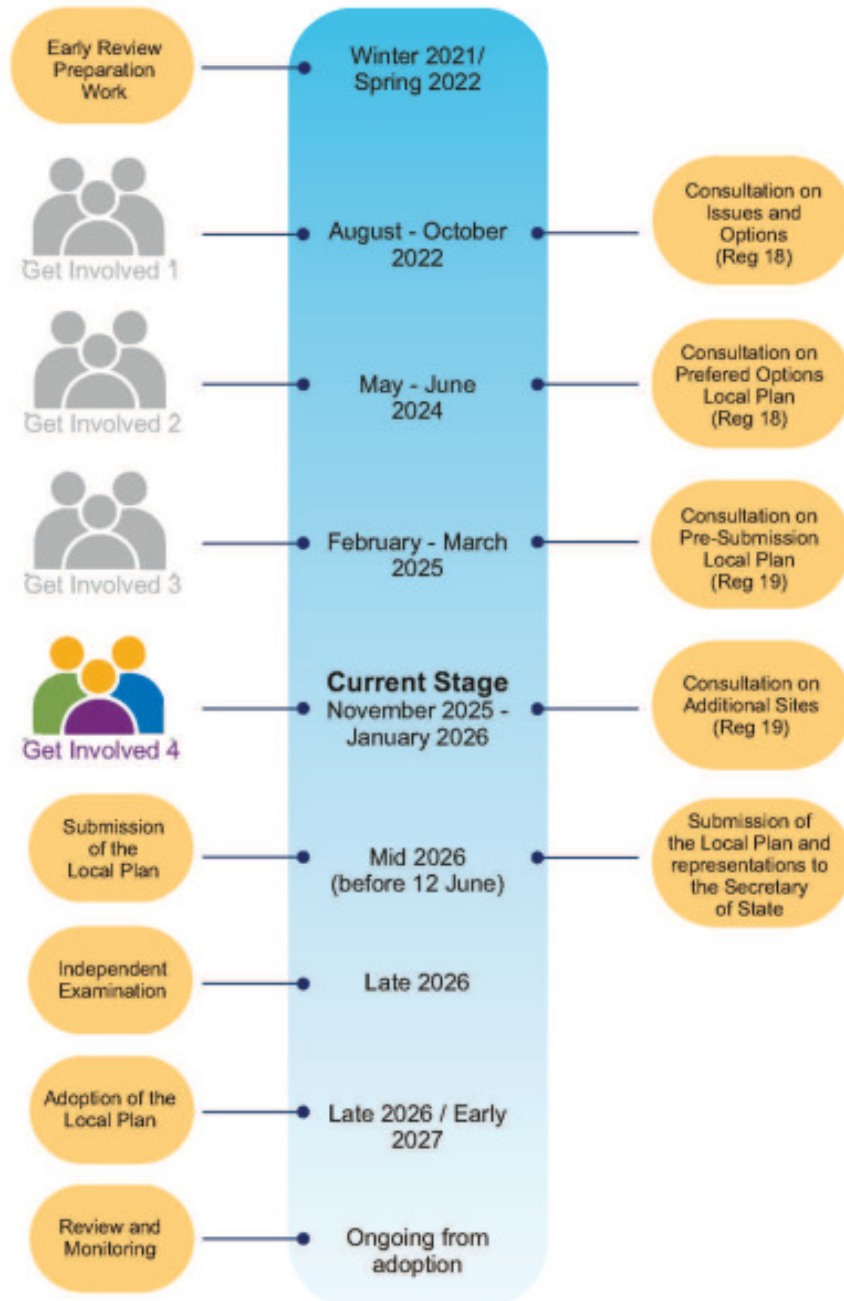
**1.55** The Council has prepared an Infrastructure Delivery Plan (IDP) to inform the Local Plan which identifies the main items of infrastructure needed to support the planned development. The IDP is a 'living' document and will be updated ahead of submission of the Local Plan for examination once the additional sites are confirmed.

### What is the timetable for the Local Plan review?

**1.56** There are more stages to complete until the new Local Plan can be adopted. This is the fourth and focused round of public consultation on the preparation of the review of the Local Plan prior to its submission for examination by an independent Planning Inspector. The diagram below shows where we are now, and the work we still have to do. The detailed timetable is set out within our Local Development Scheme, which is available to view online at: [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review).

**1.57** Undertaking this Additional Sites consultation means that the Local Plan is anticipated to be adopted in late 2026 or early 2027 giving the plan a 14-15 year time period. Although this could be below the preferred 15 year time period set out in the NPPF, this is not a set requirement and would remain an appropriate time scale given that it is a 'transitional' plan and proposing strategic locations that will deliver beyond the plan period.

Figure 1 : The Local Plan Timetable



### Additional Site Allocation Policies

**2.1** You can comment on the whole of the additional and expanded site allocation policies set out below.

**2.2** Please note that some additional site allocation policies refer to other Strategic or Development Management policies from the Pre-Submission version of the Local Plan e.g. S9, S10, DM1 and DM17. You can view these policies in full in the Pre-Submission Local Plan <https://www.chelmsford.gov.uk/media/3pomrel4/pre-submission-regulation-19-local-plan-february-2025.pdf>.

**2.3** The Pre-Submission Local Plan also includes a range of policies to guide developments and ensure that development will be sustainable. These policies would be applied to development taking place on the additional sites including policies for securing additional infrastructure, high-quality design, biodiversity net gain and responding to the climate change emergency.

**2.4** In line with the allocated sites in the Pre-Submission Local Plan, the Council expects the amount of new homes and employment floorspace stated in site policies to be a minimum. This is indicated by the use of 'around' housing and employment floorspace figures, so the actual amount could differ once further detailed site investigations are undertaken at the planning brief/masterplan and planning application stages.

**2.5** The site allocation policies are set out by Growth Area, and each is followed by a summary of the reasons for its inclusion within the consultation document.

## Growth Area 1 - Central and Urban Chelmsford

### Location 1 – Chelmsford Urban Area

#### **STRATEGIC GROWTH SITE POLICY 1dd - LAND AT FORMER KAY-METZELER PREMISES, BROOK STREET**

Land at the former factory premises in Brook Street, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- **Around 100 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

### Site masterplanning principles:

#### Movement and Access

- Vehicular access to the site will be from Brook Street
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections including a shared pedestrian and cycle access along Brook Street (south side)
- Provide a well-connected and integrated internal road layout.

#### Historic and Natural Environment

- Preserve and where appropriate enhance the setting of the Grade II listed Marconi 1912 building and the non-designated heritage assets at Marriage's Mill and its setting, and the former Hoffmans works
- Retain and enhance existing natural features and trees along the New Street boundary
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Undertake a Mineral Infrastructure Impact Assessment given its proximity to Chelmsford Rail Sidings.

#### Design and layout

- Character, scale and layout to have regard and respond to the site's surrounding context
- Landscape design incorporating tree planting, open space and other multifunctional green infrastructure, that contributes to the wider green infrastructure network
- Development to create building frontages which enclose Brook Street and New Street
- Development height limited to five-storeys on the western side of the site given immediate context and importance of the adjacent Marconi Building
- Retention and enhancement of existing natural features to the New Street boundary to create distinctive landscape character
- Provide suitable noise attenuation measures to avoid harm from the adjoining railway line to surrounding residential amenity
- Private space primarily provided by balconies and communal gardens
- Provide public art which contributes towards place creation
- Financial contributions to Brook Street public realm.

### Site infrastructure requirements:

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- New and enhanced cycle routes, footpaths, and Public Rights of Way
- Provide or make financial contributions to facilitate, sustain and enhance car club facilities for scheme occupiers
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.

### Reasoned Justification

**2.6** The site lies close to the City Centre, and the railway and bus station transport hubs. As such, it is well located for a residential development of around 100 new homes for delivery between 2028 and 2030. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.7** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.8** Links should be made with active and sustainable travel routes close to the site, particularly towards Anglia Ruskin University, the City Centre, the bus and railway station hubs, and to the riverside pedestrian/cycle route network. While there are excellent routes on either side of New Street connecting the University to the City Centre, and a further path at the far eastern end of Brook Street leading to the Riverside network, Brook Street itself has no such facility. Opportunities to create this missing link in the network between New Street and the eastern end of Brook Street cycle path should be explored as part of the development.

**2.9** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel and encourage the use of non-car modes.

**2.10** The site is highly visible and prominent within the local streetscape and from the mainline railway approach to Chelmsford. The development is close to the City Centre in an area of change which has included redevelopment of the former Marconi site, which has an impact on the future character of this site. The scale, massing and finer design details must remain appropriately sympathetic to that context. Practical design considerations, such as service yards, utility related plant etc, must be effectively designed to sustain a high quality approach to streetscape. Where residential use meets the street, units must be designed to offer suitable privacy to those units without harm to the streetscene.

**2.11** Although there are no heritage assets on the site, development should preserve and where appropriate enhance the setting of the Grade II listed Marconi 1912 building.

**2.12** Public realm improvements will be required, particularly the provision of shared cycle and pedestrian access to the south side of Brook Street, to improve safety and connectivity.

**2.13** The development will be expected to provide suitable measures to ensure that the amenity of residents is not adversely affected by the adjoining railway line such as noise attenuation measures and boundary screening.

**2.14** Local open space is required on this site to make an important contribution to the health and wellbeing of the local community. Financial contributions may also be required towards strategic open space.

**2.15** The site lies within a Mineral Consultation Area. The developer will be required to undertake a Mineral Infrastructure Impact Assessment to ensure the proposed development would not compromise the nearby mineral infrastructure site.

### **Reason for site selection**

**2.16** The wider site was removed from the plan following the Preferred Options consultation as it was no longer proposed for redevelopment. However, the site has new owners who are actively promoting part of it for residential development. The site is a vacant brownfield site adjacent to the City Centre in close proximity to a wide range of services and facilities including transport links, schools, retail, and employment opportunities. The plan evidence base including traffic modelling and heritage assessment show that there are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply in the first five years of the plan adoption. Regeneration of this site will also contribute to the continued urban renaissance of the City.

**2.17** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This small site is approximately 0.8 hectares and contributes towards the 10% small sites target.

### Location 18 – North West Chelmsford

#### **STRATEGIC GROWTH SITE POLICY 18a – LAND NORTH WEST OF CHELMSFORD (NORTH OF HOLLOW LANE)**

Land North West of Chelmsford (North of Hollow Lane), as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a masterplan approved by the Council to provide:

##### **Amount and type of development:**

- **Around 100 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

##### **Site masterplanning principles:**

###### **Movement and Access**

- **Vehicular access to the site will be from Chignal Road**
- **Development that maximises opportunities for active and sustainable travel**
- **Provide safe and convenient pedestrian and cycle connections**
- **Provide a well-connected and integrated internal road layout.**

###### **Historic and Natural Environment**

- **Retain and enhance existing natural landscaping and trees in and on the boundary of the site**
- **Create a network of multifunctional green infrastructure**
- **Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)**
- **Preserve and where appropriate enhance the setting of the listed buildings at Chobbing's Farm and Priors and non-designated heritage assets at Broomwood Lodge and Kilnfield Barns**
- **Undertake a Mineral Resource Assessment**
- **Undertake an Archaeological Assessment.**

###### **Design and layout**

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site**
- **Character, scale and layout to have regard and respond to the site's surrounding context**
- **Development to create frontage to Hollow Lane.**

##### **Site infrastructure requirements:**

- **Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable modes of transport**

- **New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways**
- **Provide, or make financial contributions to new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.**

### **Reasoned Justification**

**2.18** Land North West of Chelmsford – North of Hollow Lane lies to the north of the urban edge of Chelmsford and will provide a high quality urban extension. Development is expected to be delivered between 2028 and 2030. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements. It is within walking distance of services and facilities including Newlands Spring Primary School, supermarket, doctors, community facilities and open spaces.

**2.19** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.20** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network, including the primary school and other community facilities to the south of the site at Newlands Spring.

**2.21** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.22** A footpath, PROW Broomfield 20, runs along the northern boundary of the site before continuing through the site onto Hollow Lane to the east. This route should be protected to enable access into the wider countryside.

**2.23** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site, whose settings would be affected. Development design and layout is expected to preserve the listed buildings and their settings at Chobbing's Farmhouse, granary and barn to the west of the site, as well as Priors to the east. Locally listed Broomwood Lodge is situated to the north of the site. There are non-designated heritage assets to the northwest at Kilnfield Barns. A landscape buffer of approximately 55m should be provided within the site between Chobbing's Farm and the built form in the west corner of the site, and a buffer maintained to the south of Broom Wood. Views of Chobbing's Farm should be framed from the east and the impact of development minimised in views from the west. Scale should be limited to a maximum of 2 storey to the west and northern edges. A

## 2 - Additional Site Allocation Policies

buffer of approximately 25m along the entire boundary with Hollow Lane should be retained to form a soft edge, to reflect the historic character and appearance of the area.

**2.24** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

**2.25** The site lies within a Mineral Safeguarding Area. In line with the Minerals Planning Authority, the developer will be required to undertake a Mineral Resource Assessment to assess if further areas of the site contain a viable mineral resource that would require extraction prior to development.

**2.26** The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

**2.27** Part of the site is located in the Parish of Broomfield where a Neighbourhood Plan has been made (adopted). Although the development quantum and extent of the allocation is set out in the Local Plan, development proposals should have regard to the Broomfield Neighbourhood Plan. This Parish will receive 25% of the CIL receipt for this development within their Parish.

### **Reason for site selection**

**2.28** The site is in close proximity to the existing urban area with good access to services and facilities, including an existing primary school with capacity, or potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## Location 19 - Land West of Patching Hall Lane

### **STRATEGIC GROWTH SITE POLICY 19 – LAND WEST OF PATCHING HALL LANE**

**Land west of Patching Hall Lane, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:**

#### **Amount and type of development:**

- **Around 200 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

### Site masterplanning principles:

#### Movement and Access

- Main vehicular access to the site will be from Patching Hall Lane
- Provide safe and convenient pedestrian and cycle connections
- Provide well-connected and integrated internal road layouts.

#### Historic and Natural Environment

- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided
- Preserve and where appropriate enhance the setting of the listed buildings at Priors and 141 to 145 Patching Hall Lane, and the non-designated assets at 147-149 Patching Hall Lane
- Undertake a Mineral Resource Assessment.

#### Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to two and a half storeys.

#### Site infrastructure requirements:

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.

### Reasoned Justification

**2.29** The site lies to north of the urban edge of Chelmsford and will provide a high quality urban extension. It is within walking distance of services and facilities, including Andrews Park to the south, with good access to existing public transport connections.

## 2 - Additional Site Allocation Policies

**2.30** The site is expected to deliver around 200 new homes. Development is expected to be delivered between 2028 and 2036. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.31** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.32** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network.

**2.33** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.34** Existing public rights of way, PROWs footpath 21 Broomfield (north/south) and footpath 50 Chelmsford (east/west), run through the site. Consideration should be given to the enhancement of these routes to include cycle routes. Footpath 21 north of the site should remain a footpath with cycle barriers to prevent bikes continuing northwards on the footpath.

**2.35** Although there is not currently a PROW running east/west between the southern end of footpath 21 Broomfield and footpath 101 Chelmsford, it is a well-used permissive route and consideration should be given to formalise this with possible connections into a cycle route in the adjoining land to the west.

**2.36** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces. Consideration should be given to external boundary treatments, while providing a clear rounding-off of the urban edge.

**2.37** The site lies within a Mineral Safeguarding Area. In line with the Minerals Planning Authority, the developer will be required to undertake a Mineral Resource Assessment to assess if further areas of the site contain a viable mineral resource that would require extraction prior to development.

**2.38** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site. Development design and layout is expected to preserve the listed buildings and their settings at Priors to the northwest of the site, and 141 to 145 Patching Hall Lane to the southeast of the site. Development scale should be limited to two and a half storeys. Development to the northern edge should be outward facing with a landscaped edge to filter and soften development in the context of Priors. A buffer of open space should be retained adjacent to 141 to 149 Patching Hall Lane.

**2.39** The site is located in the Parish of Broomfield where a Neighbourhood Plan has been made (adopted). Although the development quantum and extent of the allocation is set out in the Local Plan, development proposals should have regard to the Broomfield Neighbourhood Plan. This Parish will receive 25% of the CIL receipt for this development.

### **Reason for site selection**

**2.40** The site is in close proximity to the existing urban area with good access to services and facilities, including an existing primary school with capacity, or potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## **Growth Area 2 – North Chelmsford**

### **Location 7 - Great Leighs**

#### **STRATEGIC GROWTH SITE POLICY 7b - GREAT LEIGHS - LAND EAST OF LONDON ROAD**

Land to the north east of the Key Service Settlement of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively planned new sustainable extension to the settlement that maximises opportunities for active and sustainable travel, specifically for older persons. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- Around 390 new homes of mixed size and type to include affordable housing, 190 of which to be specialist residential homes for older persons. The final amount of new homes will be confirmed through the planning application process.

**Site masterplanning principles:**

#### **Movement and Access**

- Main vehicular access to the site will be from London Road
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

#### **Historic and Natural Environment**

- Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall and North Whitehouse
- Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting
- Protect and enhance the River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures
- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure

## 2 - Additional Site Allocation Policies

- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided
- Undertake a Mineral Resource Assessment
- Undertake an Archaeological Assessment.

### Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.

### Site infrastructure requirements:

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network
- Financial contributions to delivery of the Chelmsford North East Bypass (Section 1a)
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions towards and/or on site provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.

### Reasoned Justification

**2.41** This allocation is to the north of Great Leighs and will provide a high-quality sustainable development for around 390 homes, 190 of which will be for older persons. The northern part of the site has outline planning permission submitted for an integrated retirement community comprising 190 units (ref:21/02490/OUT). If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. The remainder of the site is expected to accommodate around another 200 homes. Development is expected to be delivered from 2027 onwards. Part of the allocation will provide housing for people over retirement age, including the active, newly retired through to very frail elderly, including affordable housing. This housing need can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and other specialised housing for those that require care. The specialist residential accommodation on this site does not negate the need for other types of specialist housing to be provided in accordance with the Council's policy requirements for strategic growth sites 7a and 7c.

**2.42** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.43** This part of the overall development at Great Leighs is in close proximity to the existing village and well-located to existing facilities including a shop/post office, public houses, village hall, employment area and Chelmsford City Racecourse. There is currently a good frequency of bus services connecting into Chelmsford City Centre and Braintree, but any enhancements should be funded by the developer. Given the scale of the development, a range of new community services and facilities including open spaces and recreation facilities are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development.

**2.44** Great Leighs Primary School does not currently have capacity to accommodate future pupil forecasts from this development. The scale of development proposed across Strategic Growth Location 7 will likely require a new two-form entry primary school with co-located 56 place early years and childcare nursery. The new school is proposed to be located on Site 7a: Great Leighs – Land at Moulsham Hall and Sites 7b and 7c will contribute proportionately towards its provision. Whilst Site 7b may come forward prior to Site 7a in the event of there being sufficient capacity at Great Leighs Primary School and/or White Court Primary School to the north, commencement of both Sites 7a and 7b or 7c should otherwise be coincident to ensure viability of the primary school programmed to receive the pupils from both sites. However, in the event that Site 7a does not proceed on programme, as set out in the housing trajectory and Infrastructure Delivery Plan, and there remains insufficient places at Great Leighs Primary School, the developer of Site 7b will need to work with Essex County Council to agree an alternative strategy to mitigate the impact of their development on the availability of school places. Any such alternative strategy should not undermine the ability to deliver new primary school provision in respect of Site 7a. The nearest secondary schools to Great Leighs are located in Braintree town. The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) have jointly considered the potential implications arising from both Chelmsford's and Braintree's emerging Local Plans, and the provision of secondary school provision. Proposals for the future expansion of Notley High School in Braintree can provide secondary place capacity for this site allocation. Therefore, as part of site infrastructure requirements there is a need to provide connections from the site to the surrounding footpath and cycleway network to ensure safe and direct walking and cycling routes between Great Leighs and Notley High School and White Court Primary School in Braintree.

**2.45** The development will take its main vehicular access from London Road and will be expected to mitigate its impacts on the local and strategic road network, both individually and collectively with the other allocations in the Great Leighs location. These will be expected to include appropriate improvements along roads that will serve the new development including Main Road, Banters Lane, London Road, the A131, and financial contributions towards the Chelmsford North East Bypass (Section 1a).

## 2 - Additional Site Allocation Policies

**2.46** Opportunities for active and sustainable transport should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and from and between Sites 7a, 7b and 7c. Additional safe and convenient pedestrian and cycle connections should also be provided between the site and the wider area, including into the existing Great Leighs village, Great Notley and Chelmsford City Racecourse.

**2.47** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services and provide the necessary bus stop infrastructure within the site and surrounding area.

**2.48** Layout should incorporate compensation measures for landscape impact from the development including an appropriate green buffer between the site and the Rural Area beyond. The development will be required to provide appropriate habitat mitigation and creation, incorporate green buffers adjacent to existing residential properties including those along Banters Lane, and appropriate buffers to the adjacent Local Wildlife Site, Bushy Wood.

**2.49** Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites. Development design and layout should also take into consideration the setting of other heritage assets, including the nearby listed buildings North Whitehouse and Gubbions Hall and the Scheduled Monument at Gubbions Hall and its setting. The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to the south of the site.

**2.50** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

**2.51** The development will need to ensure that appropriate new healthcare facilities are provided and financial contribution to existing provision is made to meet the specific needs of an older community. This will be informed by robust evidence on existing provision and consultation with NHS Mid and South Essex Integrated Care Board.

**2.52** The site lies within a Mineral Safeguarding Area. The developer will be required to undertake a Mineral Resource Assessment to assess if the site contains a viable mineral resource that would require extraction prior to development. In addition, consideration needs to be given to the neighbouring permitted mineral and waste activity to ensure appropriate phasing of the development to avoid impacts on these permitted and/or allocated mineral and waste activities.

**2.53** The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

**2.54** Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.

### **Reason for site allocation changes**

**2.55** The boundary of this site has been revised to include a portion of land to the south which was previously part of site 7c. This wider site allocation now also includes general housing in addition to specialist residential accommodation. This maximises housing capacity on the site.

**2.56** As a consequence, the boundary of site 7c has been revised to remove the portion of land to the north of Banters Lane, which has now been included within site 7b.

## Location 9 - Boreham

### **STRATEGIC GROWTH SITE POLICY 9a – WALTHAM ROAD EMPLOYMENT AREA, BOREHAM**

Land to the north of Waltham Road Employment Area as shown on the Policies Map, is allocated for new employment development. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- Around 14,000sqm (net) new Use Class E(g)(iii), B2 and B8 floorspace along with other appropriate ancillary employment generating uses.

**Site development principles:**

**Movement and Access**

- Vehicular access to the site will be from the existing employment area access from Waltham Road
- Development that maximises opportunities for active and sustainable travel
- Maximise opportunities for the provision of public transport and supporting infrastructure
- Provide safe and convenient pedestrian and cycle connections including to Boreham village
- Provide a well-connected internal road layout.



### Historic and Natural Environment

- Preserve and where appropriate enhance the setting of the non-designated asset of Chantry Farm
- Provide a robust landscape buffer along the northern and eastern boundaries of the site
- Retain and enhance existing natural landscaping, trees and hedgerows on the boundary of the site
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Undertake a Mineral Infrastructure Impact Assessment
- Undertake a Waste Infrastructure Impact Assessment
- Undertake an Archaeological Assessment.

### Design and layout

- Ensure no adverse impact on the living conditions of existing adjoining residential development
- Landscape led approach to site layout which retains and enhances trees
- Make appropriate provision for parking and safe access
- Mitigate the visual impact of the development
- Limit light spill from the site
- Conserve and enhance local landscape character
- Provide for a mix of building sizes and styles including building design measures to soften visual impact
- Provide new and accessible open space within the site
- Provide suitable noise attenuation measures to avoid harm to nearby residential amenity.

### Site infrastructure requirements:

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport.

### Reasoned Justification

**2.57** This site allocation will provide employment development of around 14,000sqm of new industrial processes which can be carried out in a residential area without detriment to its amenity (Use Class E(g)(iii)), general industrial (Use Class B2) and storage and distribution (Use Class B8) floorspace as part of an extension to the existing Waltham Road Employment Area. Expansion of this well-established site will provide further rural inward investment opportunities and reflect the aspirations of national policy to support the sustainable growth and expansion of businesses in rural areas. Development is expected to be delivered by the mid-2030s and will support Chelmsford's economic growth by providing new employment floorspace and jobs.

**2.58** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.59** The site is close to the existing Key Service Settlement of Boreham with good access to the strategic road network via the A12. The development should provide a mix of type and range of sizes of Use Class E(g)(iii), B2 and B8 employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary B Use Classes may also be appropriate as part of the allocation.

**2.60** The development will be expected to enhance existing connections for cycling and walking, including connections to Boreham and improvements to nearby bus stops/shelters where appropriate. A travel plan will be required to encourage the use of active and sustainable means of travel for all new employees, to reduce the need to travel and encourage the use of non-car modes.

**2.61** The Council will, in conjunction with the Local Highways and Transportation Authority and National Highways, seek appropriate contributions for enhancements to the local and strategic highway network including highway improvements to ensure highway safety, capacity, traffic management and to enable safe access to the site by active and sustainable travel modes.

**2.62** The development will be expected to promote the highest standards of design to ensure that the type, size, form, height, scale, density, massing, materials and colour palette of the new development minimises its visual impact on the local landscape. The layout and position of buildings must avoid large scale buildings near to the northern boundary of the site and be set back from the landscape buffer to ensure that there is no unacceptable visual landscape impact and to ensure no impact upon the tree buffer.

**2.63** The design and layout of proposals will also need to incorporate structural and buffer landscaping along the northern and western boundaries and provide landscape compensation measures. Landscape buffers should incorporate hedgerow strengthening and tree planting as well as other biodiversity enhancements and should seek to make linkages to the nearby local wildlife site, Boreham Road Gravel Pits, to the west of the site.

**2.64** Whilst there are no heritage assets within the site boundary, there is a non-designated heritage asset, Chantry Farm, to the northeast of the site. Additional landscaping and limiting of light spill could mitigate any impacts.

**2.65** A significant amount of new trees to be planted in line with Policy DM17. The local wildlife site, Boreham Road Gravel Pits, to the west of the site shall be protected.

**2.66** Some residential development lies to the north and east of the site. The development will be expected to provide suitable measures to ensure that the amenity of those residents is not adversely affected such as noise attenuation measures and boundary screening.

**2.67** New open space to serve the employment site will be expected to be provided on-site. This must provide a positive contribution to the quality and character of the development and be accessible to site employees. It must also be multifunctional to deliver a range of benefits, for example, enhanced biodiversity, resilience to climate change and sustainable drainage.

## 2 - Additional Site Allocation Policies

**2.68** The site lies within a Mineral Consultation Area. The developer will be required to undertake a Mineral Infrastructure Impact Assessment to ensure the proposed development would not prevent or compromise the possibility of mineral resources being extracted in the future from land within the nearby mineral extraction site at Bulls Lodge Quarry. As a metal recycling business operates on the site, a Waste Infrastructure Impact Assessment should also be undertaken.

**2.69** The site may contain archaeological deposits which will need to be considered in future development proposals, through an archaeological evaluation.

**2.70** The site is located in the Parish of Boreham where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) Boreham Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site allocation expansion**

**2.71** National Planning Policy states that planning policies should enable the sustainable growth and expansion of all types of business in rural areas and recognises that sites to meet local business and community needs in rural areas may have to be found beyond existing settlements. New employment floorspace is needed to help meet the new labour supply associated with the significant increase in Chelmsford's housing requirement in the 2024 National Planning Policy Framework.

**2.72** This site was identified in the Pre-Submission Local Plan (February 2025) as a sustainable development allocation for around 3,500sqm of new Use Class B2 and Use Class B8 employment floorspace. This formed part of a larger promoted area.

**2.73** A larger area is being proposed to support the increased housing requirement and boost employment floorspace supply. It will expand a well-established employment area and provide further rural inward investment opportunities.

**2.74** To provide flexibility, the range of employment uses on the site have been expanded to include Use Class E(g)(iii). These includes a variety of industrial processes which may be suitable in residential areas without detriment to its amenity.

**2.75** Our evidence studies have been updated to assess the proposed increased allocation, including traffic and landscape capacity. In response to this, the policy includes mitigation to ensure improved walking and cycling links into the village centre and public transport connections, and landscape measures including buffers. However, there are no overriding constraints that would hinder the delivery of the larger site.

## **GROWTH SITE POLICY 9b – LAND TO THE EAST OF 118 TO 124 PLANTATION ROAD, BOREHAM**

Land to the East of 118 to 124 Plantation Road, as shown on the Policies Map, is allocated for a specialist residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- Around 60 new homes for older people to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Site development principles:**

**Movement and Access**

- Vehicular access to the site will be from Plantation Road
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

**Historic and Natural Environment**

- Preserve or enhance the character or appearance of the Roman Road/Plantation Road Conservation Area and its setting
- Preserve and where appropriate enhance the settings of listed buildings Chestnuts, Six Bells Public House and 1, 2 and 3 Maltings Cottages
- Retain and enhance existing natural landscaping and trees in and on the boundary of the site where appropriate
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Undertake an Archaeological Assessment.

**Design and layout:**

- Character, scale and layout to have regard and respond to the site's surrounding context.

**Site infrastructure requirements:**

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.

## 2 - Additional Site Allocation Policies

### Reasoned Justification

**2.76** Land to the East of 118 to 124 Plantation Road is located on the eastern edge of the Defined Settlement of Boreham. Development is expected to be delivered between 2028-2030. It is within walking distance of shops, recreation ground, existing public transport connections, and other facilities in the village. The allocation will provide age restricted housing for older people. This housing need can encompass accessible, adaptable general needs housing for those looking to downsize from family housing or other specialised housing for those that require care.

**2.77** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.78** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.79** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network. New and enhanced pedestrian and cycle connections should be provided within the site and to Site GS9c.

**2.80** Existing public rights of way, PROWs footpaths 39 and 38 Boreham, run along the eastern and southern boundaries of the site. These routes should be retained, with green buffers to minimise impacts on the views from the public rights of way.

**2.81** The development will be required to incorporate green buffers to respect the amenities of adjoining residential properties along the western and southern site boundaries and to minimise its visual impact. The development should also provide a settlement edge to the eastern boundary which is softened and integrated into the countryside beyond.

**2.82** The development will need to ensure that appropriate new healthcare facilities are provided and financial contribution to existing provision is made to meet the specific needs of an older community. This will be informed by robust evidence on existing provision and consultation with NHS Mid and South Essex Integrated Care Board.

**2.83** The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

**2.84** The site is located in the Parish of Boreham where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) Boreham Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### Reason for site selection

**2.85** Boreham is a Key Service Settlement with a good range of existing community services and facilities. The existing primary school does not have enough capacity for any extra family housing development and cannot be expanded further. However, Boreham village is suitable for some older person housing.

**2.86** This site represents a sustainable development allocation. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply in the first five years of the plan adoption. The site will help to support the services and facilities in the village and help to meet demand for good quality, adaptable housing to meet the specific needs of older people given that the proportion of older people in the population is increasing.

**2.87** The policy includes measures to ensure the development provides improved walking and cycling links into Boreham village centre and heritage mitigation including green buffers.

### **GROWTH SITE POLICY 9c – SOUTH OF MAIN ROAD AND DUKES WOOD CLOSE, BOREHAM**

Land to the South of Main Road and Dukes Wood Close, as shown on the Policies Map, is allocated for a specialist residential development for older persons. Development proposals will accord with a Planning Brief produced by the Council to provide:

#### **Amount and type of development:**

- **Around 22 new homes for older people to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

#### **Site development principles:**

##### **Movement and Access**

- **Vehicular access to the site will be from Main Road**
- **Development that maximises opportunities for active and sustainable travel**
- **Provide safe and convenient pedestrian and cycle connections**
- **Provide a well-connected internal road layout.**

##### **Historic and Natural Environment**

- **Preserve or enhance the character or appearance of the Roman Road/Plantation Road Conservation Area and its setting**
- **Preserve and where appropriate enhance the settings of listed buildings Chestnuts, Six Bells Public House and 1, 2 and 3 Maltings Cottages**
- **Retain and enhance existing natural landscaping and trees in and on the boundary of the site**
- **Provide suitable multifunctional green infrastructure**
- **Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)**
- **Undertake a Mineral Infrastructure Impact Assessment**
- **Undertake an Archaeological Assessment.**

## 2 - Additional Site Allocation Policies

### **Design and layout:**

- **Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to mainly single-storey.**

### **Site infrastructure requirements:**

- **Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable modes of transport**
- **Financial contributions to new or enhanced sport, leisure and recreation facilities**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.**

### **Reasoned Justification**

**2.88** Land to the South of Main Road and Dukes Wood Close is located on the eastern edge of the Defined Settlement of Boreham. Development is expected to be delivered between 2028-2029. It is within walking distance of shops, recreation ground, existing public transport connections, and other facilities in the village. The allocation will provide age restricted housing for older people. This housing need can encompass accessible, adaptable general needs housing for those looking to downsize from family housing or other specialised housing for those that require care.

**2.89** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.90** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.91** Whilst there are no heritage assets within the site boundary, there are a number of listed buildings and a non-designated heritage asset around the site. Development design and layout is expected to preserve or enhance the character or appearance of the Roman Road/Plantation Road Conservation Area which lies partly within the site. There are also a number of listed buildings around the site. Development of this site will need to mitigate any impact on these buildings and their settings, including providing a village green setting adjacent to Chestnuts and the Conservation Area, and preserving glimpsed views to the rural landscape to the southeast. Development scale should mainly be single-storey.

**2.92** An existing public right of way, PROW footpath 39 Boreham, runs along the eastern boundary of the site. This route should be retained, with green buffers to minimise impacts on the views from the public right of way.

**2.93** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network. New and enhanced pedestrian and cycle connections should be provided within the site and to Site GS9b.

**2.94** The development will be required to incorporate green buffers to respect the amenities of adjoining residential properties along the western site boundary and to minimise its visual impact. The development should also provide a settlement edge to the eastern boundary which is softened and integrated into the countryside beyond.

**2.95** The development will need to ensure that appropriate new healthcare facilities are provided and financial contribution to existing provision is made to meet the specific needs of an older community. This will be informed by robust evidence on existing provision and consultation with NHS Mid and South Essex Integrated Care Board.

**2.96** The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

**2.97** A small area of the site lies within a Mineral Consultation Area. The developer will be required to undertake a Mineral Infrastructure Impact Assessment to ensure the proposed development would not prevent or compromise the possibility of mineral resources being extracted in the future from land within the nearby mineral extraction site at Bulls Lodge Quarry.

**2.98** The site is located in the Parish of Boreham where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) Boreham Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site selection**

**2.99** Boreham is a Key Service Settlement with a good range of existing community services and facilities. The existing primary school does not have enough capacity for any extra family housing development and cannot be expanded further. However, Boreham village is suitable for some older person housing.

**2.100** This site represents a sustainable development allocation. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply in the first five years of the plan adoption. The site will help to support the services and facilities in the village and help to meet demand for good quality, adaptable housing to meet the specific needs of older people given that the proportion of older people in the population is increasing.

**2.101** The policy includes measures to ensure the development provides improved walking and cycling links into Boreham village centre and heritage mitigation including green buffers.

**2.102** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This small site is approximately 0.7 hectares and contributes towards the 10% small sites target.

### Location 14 – Ford End

#### **GROWTH SITE POLICY 14b – LAND SOUTH OF FORD END PRIMARY SCHOOL**

Land South of Ford End Primary School, as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- Around 75 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process
- Provision of off-road parking area for use by staff of Ford End Primary School.

**Supporting on-site development:**

- A new community/village hall.

**Site development principles:**

**Movement and Access**

- Vehicular access to the site will be from the B1008
- Provide safe and convenient pedestrian and cycle connections
- Ensure access to the school is maintained and enhanced
- Provide a well-connected internal road layout
- Development that maximises opportunities for active and sustainable travel
- Appropriate speed reduction measures on the B1008.

**Historic and Natural Environment**

- Preserve the setting of Ford End Primary School by setting development back from Main Road (B1008) and limiting height of new development to one and a half storey near the school
- Retain and enhance existing trees and hedgerows on the boundary of the site
- Ensure a defensible landscape buffer on the site's boundaries
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS).

**Design and layout**

- Character, scale and layout to have regard and respond to the site's surrounding context.

**Site infrastructure requirements:**

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport

- **Provision of a new community/village hall**
- **Financial contributions to new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities**
- **Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.**

### **Reasoned Justification**

**2.103** The boundary of this Growth Site allocation is defined on the Policies Map and comprises the following notations:

- New housing site, and
- Area for Existing School, Further/Higher Education Establishment.

**2.104** Land south of Ford End Primary School is adjacent to the southeast of the settlement of Ford End. The site is expected to deliver around 75 new homes between 2029 and 2031. It is immediately adjacent to the primary school, and within walking distance of the recreation ground and existing public transport connections.

**2.105** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.106** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.107** Consideration should be given to the provision of a new village hall on site. The existing village hall in Ford End is a valuable asset, as identified in the Council's Indoor Sports Needs Assessment (December 2024). The site provides the opportunity to consider the replacement of the existing village hall. The precise specification will be considered as part of the site planning brief process.

**2.108** The development is expected to promote the highest standards of design to ensure that it works in sympathy with the local landscape and settlement pattern. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to the south and west boundaries. The change in levels between the site and the B1008 needs to be given careful attention to ensure the development is not overbearing on the character of the area.

**2.109** Ford End Primary School was designed by local architect Frank Whitmore and built in 1873, comprising a school room and masters house, with a small tower, originally with a spire. The building has architectural interest and community value and is therefore considered

## 2 - Additional Site Allocation Policies

to be a non designated heritage asset. Development should avoid harm to its setting by limiting height to one and half storeys near the school.

**2.110** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including the primary school. There is limited parking and drop-off at the primary school and future access arrangements into the development site could exacerbate this issue. Therefore, an area of land for parking should be made available for the primary school's use adjacent to the site allocation. This should be funded by the development and used for staff parking only. The Essex Parking Standards for Schools provides details of the relevant requirements for such parking. For these reasons, the land to the north of the site is allocated for school use, as shown on the Policies Map.

**2.111** Speeding by vehicles on Main Road (B1008) is an issue, therefore traffic calming should be provided as part of the development including speed reduction measures such as average speed cameras.

**2.112** Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth in Ford End. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.

### **Reason for the expansion of the site**

**2.113** National Planning Policy requires councils to identify land in local plans to accommodate 10% of their housing requirement figure on sites no larger than one hectare. This site was identified in the Pre-Submission Local Plan (February 2025) for an allocation for around 20 new homes, to help meet this requirement. This formed part of a larger promoted area.

**2.114** A larger area is promoted by the landowner and is now being proposed to help meet the increased housing requirement and boost housing supply. Allocating this site will help to support existing village services and to maintain a diverse housing supply, with all the homes expected to be delivered within five years.

**2.115** The policy requires good walking and cycling routes to the centre of the settlement to ensure the development will connect with the existing settlement. The highest standards of design are also required to ensure that the development works in sympathy with the local landscape and settlement pattern. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to the south and west boundaries.

**2.116** Our evidence studies have been updated to assess the proposed increased allocation, including education provision, traffic, and wastewater. In response to this, the policy includes mitigation to provide a piece of land adjacent to the existing primary school for parking as well as contributions towards education facilities. However, there are no overriding constraints that would hinder the delivery of the larger site.

## Growth Area 3 - South and East Chelmsford

### Location 11 - Bicknacre

#### **STRATEGIC GROWTH SITE POLICY 11c – LAND WEST OF BARBROOK WAY, BICKNACRE**

Land west of Barbrook Way, as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- Around 250 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Supporting on-site development:**

- Community facility
- Stand-alone early years and childcare nursery (Use Class E(f)).

**Site masterplanning principles:**

**Movement and Access**

- Main vehicular access to the site will be from Barbrook Way and/or Priory Road
- Provide safe and convenient pedestrian and cycle connections
- New dedicated pedestrian and cycle links to Barbrook Way
- Provide well-connected and integrated internal road layouts.

**Historic and Natural Environment**

- Retain existing natural landscaping and trees within and on the boundary of the site
- Ensure a defensible landscape buffer on the site boundaries
- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided
- Assess, and where appropriate mitigate, the potential cumulative effect on the designated features of Thrift Wood SSSI.

**Design and Layout**

- Character, scale and layout to have regard and respond to the site's surrounding context

## 2 - Additional Site Allocation Policies

- **Development on the western edge should front onto open countryside**
- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

### **Site infrastructure requirements:**

- **Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways**
- **Multi-user crossing of Priory Road**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority**
- **New 56 place stand-alone early years and childcare nursery (Use Class (E(f)) on 0.13 hectares of suitable land allocated for education and childcare use**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.**

### **Reasoned Justification**

**2.117** Land west of Barbrook Way is located on the south eastern edge of the Defined Settlement of Bicknacre. It is within walking distance of the village shop, primary school, recreation ground, existing public transport connections, and other facilities in the village. Development is expected to be delivered from 2027 onwards.

**2.118** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.119** The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.120** To serve the proposed new residential developments in East Hanningfield and Bicknacre, including SGS17c-d and GS17e, a new stand-alone early years and childcare nursery should form part of the development proposals. The developer will be required to provide the land and a proportionate contribution with the other development sites in East Hanningfield being required to make a proportionate contribution. The nursery accommodation could be built by ECC, the developer or a private early year's nursery operator. This will be considered, alongside the selection of early years provider at site masterplanning and planning application stages in consultation with ECC. Given the scale of development, a new community facility is also required, located where it will be easily accessible by walking and cycling.

**2.121** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car are prioritised. The development will be expected to improve connections for cycling, walking and horse riding within the site, with links into the wider network.

**2.122** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable transport are available to all new residents, to promote the benefits of active and sustainable transport and secure a modal shift from the private car.

**2.123** An existing public right of way, PROW bridleway 2 Woodham Ferrers and Bicknacre runs adjacent to the east of site. Consideration should be given to the enhancement of the northern part of this route to include a cycle route.

**2.124** The development is expected to promote the highest standards of design to ensure that it works in sympathy with the local landscape. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers. On Moor Hall Lane, to the immediate northwest, there is a collection of non-designated heritage assets. The provision of open space on the west and northwest parts of the site would help to mitigate the impact of development on their settings.

**2.125** The development will be required to assess, and where appropriate mitigate, the potential cumulative effect from sites 11b and 11c on the designated features of Thrift Wood SSSI.

### **Reason for site allocation expansion**

**2.126** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This site was identified in the Pre-Submission Local Plan (February 2025) for an allocation for around 20 new homes, to help meet this requirement. This formed part of a larger promoted area.

**2.127** A larger area is now being proposed to help meet the increased housing requirement and boost housing supply. Allocating this site will help to support existing village services and to maintain a diverse housing supply, with a proportion of homes expected to be delivered within five years.

**2.128** Our evidence studies have been updated to assess the proposed increased allocation, including education provision, traffic, and wastewater. In response to this, the policy includes mitigation to ensure improved walking and cycling links into the village centre and towards the school, contributions towards education facilities, and landscape measures including planting belts and buffers. However, there are no overriding constraints that would hinder the delivery of the larger site.

### Location 17 – East Hanningfield

#### **STRATEGIC GROWTH SITE POLICY 17c – LAND SOUTH OF ROUGH HILL COMPLEX, THE TYE, EAST HANNINGFIELD**

Land south of Rough Hill Complex, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- Around 115 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Site masterplanning principles:**

##### **Movement and Access**

- Main vehicular access to the site will be from Main Road
- New dedicated pedestrian and cycle links to The Tye
- Provide a well-connected internal road network.

##### **Historic and Natural Environment**

- Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site
- Preserve or enhance the character or appearance of the East Hanningfield The Tye Conservation Area
- Preserve and where appropriate enhance the settings of nearby listed buildings including Willis Farm, Rails Farm, The Old Forge, and K6 Telephone Box
- Provide a robust landscape buffer to the site boundary east of Willis Farm
- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided.

##### **Design and Layout**

- Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to two storeys on the western edge
- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Layout to provide a strategy for responding to the gas pipeline present within the site.

**Site infrastructure requirements:**

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority

- **Appropriate measures to promote and enhance active and sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities**
- **Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.**

### **Reasoned Justification**

**2.129** Land south of the Rough Hill Complex lies south of the village and will provide a high quality extension to East Hanningfield. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.130** Development is expected to be delivered between 2028 and 2031. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.131** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.132** To serve the proposed new residential developments in East Hanningfield and Bicknacre, including SGS17c-d and GS17e, a new stand-alone early years and childcare nursery should form part of the development proposals for SGS11c. The developer will be required to provide a proportionate contribution along with the other development sites in East Hanningfield.

**2.133** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network. When producing the masterplan, regard shall be had to Site 17d to ensure design continuity.

**2.134** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.135** An existing public right of way, PROW footpath 11 East Hanningfield (east-west) runs through the site. Consideration should be given to the enhancement of this route to include a cycle route.

## 2 - Additional Site Allocation Policies

**2.136** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces. The layout of the development will also need to reflect and incorporate a safeguarded corridor around the gas pipeline that crosses the site.

**2.137** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site. Development design and layout is expected to preserve or enhance the character or appearance of the East Hanningfield The Tye Conservation Area and preserve the listed buildings close to the site, including a landscape buffer of around 20m to the site boundary east of Willis Farm, and limiting development scale to two storeys on the western edge of the site.

**2.138** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at East Hanningfield. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

**2.139** The site is located in the Parish of East Hanningfield where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) East Hanningfield Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site selection**

**2.140** East Hanningfield is a Service Settlement with an existing primary school with capacity, and potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. This site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## **STRATEGIC GROWTH SITE POLICY 17d – LAND SOUTH AND SOUTH EAST OF EAST HANNINGFIELD VILLAGE**

Land South and South East of East Hanningfield Village, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- **Around 150 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

**Site masterplanning principles:**

**Movement and Access**

- **Main vehicular access to the site will be from Old Church Road**
- **New dedicated pedestrian and cycle links to Old Church Road/Main Road**
- **Provide well-connected and integrated internal road layouts.**

**Historic and Natural Environment**

- **Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site**
- **Preserve or enhance the character or appearance of the East Hanningfield The Tye Conservation Area**
- **Preserve and where appropriate enhance the settings of nearby listed buildings including Willis Farm, Rails Farm and Paprills Farm, and the non-designated asset of Shepherds Cottage**
- **Mitigate the visual impact of the development**
- **Create a network of multifunctional green infrastructure**
- **Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)**
- **Ensure appropriate habitat mitigation and creation is provided.**

**Design and Layout**

- **Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to two storeys on the eastern edge**
- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site**
- **Layout to provide a strategy for responding to a high pressure gas pipeline present within the site.**

**Site infrastructure requirements:**

- **Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable modes of transport**



## 2 - Additional Site Allocation Policies

- **New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities**
- **Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.**

### **Reasoned Justification**

**2.141** The site lies to the south and south east of the village and will provide a high quality extension to East Hanningfield. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.142** Development is expected to be delivered between 2028 and 2031. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.143** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.144** To serve the proposed new residential developments in East Hanningfield and Bicknacre, including SGS17c-d and GS17e, a new stand-alone early years and childcare nursery should form part of the development proposals for SGS11c. The developer will be required to provide a proportionate contribution along with the other development sites in East Hanningfield.

**2.145** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network. When producing the masterplan, regard shall be had to Strategic Growth Site SGS17c to ensure design continuity.

**2.146** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.147** An existing public right of way, PROW footpath 16 East Hanningfield (north-south) runs through the site. Consideration should be given to the enhancement of this route to include a cycle route.

**2.148** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces. Development should be set back from sensitive edges to the northwest and east of the site.

**2.149** The layout of the development will also need to reflect and incorporate a safeguarded corridor around the high pressure gas pipeline that crosses the centre of the site.

**2.150** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site. Development design and layout is expected to preserve or enhance the character or appearance of the east Hanningfield The Tye Conservation Area and preserve the listed buildings close to the site, and limiting development scale to two storeys on the eastern edge of the site.

**2.151** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at East Hanningfield. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

**2.152** The site is located in the Parish of East Hanningfield where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) East Hanningfield Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site selection**

**2.153** East Hanningfield is a Service Settlement with an existing primary school with capacity, and potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. This site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

### **GROWTH SITE POLICY 17e – LAND SOUTH OF WINDMILL FARM, BACK LANE, EAST HANNINGFIELD**

Land South of Windmill Farm as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- Around 40 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Site development principles:**

**Movement and Access**

- Vehicular access to the site will be from Old Church Road
- Provide safe and convenient pedestrian and cycle connections.

**Historic and Natural Environment**

- Preserve and where appropriate enhance the setting of the nearby listed building Huntingdons Farm and the non-designated assets of Windmill Farm and Shepherds Cottage
- Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided.

**Design and layout**

- Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to two-storeys
- Development to create frontage to Old Church Road
- Layout to provide a strategy for responding to a high pressure gas pipeline present within the site.

**Site infrastructure requirements:**

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority

- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities**
- **Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.**

### **Reasoned Justification**

**2.154** The site lies to the west of the village and will provide a high quality extension to East Hanningfield. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.155** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.156** Development is expected to be delivered between 2027 and 2028. The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.157** To serve the proposed new residential developments in East Hanningfield and Bicknacre, including SGS17c-d and GS17e, a new stand-alone early years and childcare nursery should form part of the development proposals for SGS11c. The developer will be required to provide a proportionate contribution along with the other development sites in East Hanningfield.

**2.158** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including to the primary school.

**2.159** The layout of the development will also need to reflect and incorporate a safeguarded corridor around the high pressure gas pipeline that crosses the east of the site.

**2.160** Whilst there are no heritage assets within the site boundary, there are heritage assets close to the site. Development design and layout is expected to preserve the listed building close to the site, including retaining an open setting, landscape buffer and low-density edge adjacent to Huntingdons Farm to retain a sense of the rural setting. Development should also be set back from sensitive edges to the southwest and northwest of the site, and scale should be limited to two-storeys across the site.

**2.161** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at East Hanningfield. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

## 2 - Additional Site Allocation Policies

**2.162** The site is located in the Parish of East Hanningfield where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) East Hanningfield Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site selection**

**2.163** East Hanningfield is a Service Settlement with an existing primary school with capacity, and potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. This site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## Location 20 - Rettendon Place

### **STRATEGIC GROWTH SITE POLICY 20 – LAND TO EAST AND NORTH OF RETTENDON PLACE**

Land to East and North of Rettendon Place, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:

#### **Amount and type of development:**

- **Around 350 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

#### **Supporting on-site development:**

- **Expansion of existing primary school (Use Class (F1(a))**
- **Expansion of existing or new stand-alone early years and childcare nursery (Use Class E(f))**
- **Small-scale convenience retail.**

#### **Site masterplanning principles:**

##### **Movement and Access**

- **Main vehicular access to the site will be from Main Road**
- **Provide safe and convenient pedestrian and cycle connections**
- **Provide well-connected and integrated internal road layouts.**

##### **Historic and Natural Environment**

- **Mitigate the visual impact of the development**
- **Create a network of multifunctional green infrastructure**

- Retain and strengthen existing landscaping, trees and hedgerows in and on the boundary of the site
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided
- Mitigate potential effects due to recreational pressure on nearby designated European sites
- Preserve and where appropriate enhance the setting of the listed building Rettendon Old Hall and the non-designated asset Rettendon Primary School
- Protect long distance views of All Saints Church, Rettendon.

### Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Character, scale and layout to have regard and respond to the site's surrounding context.

### Site infrastructure requirements:

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- 0.36ha of land for expansion of existing primary school (Use Class (F1(a))
- Expansion of existing nursery, or new 30 place stand-alone early years and childcare nursery (Use Class (E(f)) on 0.11 hectares of suitable land allocated for education and childcare use
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.

### Reasoned Justification

**2.164** The site lies to east of Rettendon Place and will provide a high quality extension to the settlement. It is adjacent to the existing primary school and within walking distance of the village hall, cricket ground and existing open spaces, with good access to existing public transport connections.

## 2 - Additional Site Allocation Policies

**2.165** The site is expected to deliver around 350 new homes. Development is expected to be delivered between 2028 and 2036. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.166** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.167** As part of the development there is an opportunity for a small convenience retail unit to be provided on site to serve this locality.

**2.168** The primary school adjacent to the site is at capacity so an additional 0.36ha of land will be required to enable the expansion of the school.

**2.169** To serve the proposed new residential development an extension of the existing nursery or a new stand-alone early years and childcare nursery should form part of the development proposals. The nursery accommodation could be built by ECC, the developer or a private early years nursery operator. This will be considered, alongside the selection of early years provider at site masterplanning and planning application stages in consultation with ECC.

**2.170** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network.

**2.171** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.172** Any improvements to the existing highway required to mitigate the impact of development from this Strategic Growth Site, will be primarily focused on contributions towards any necessary junction enhancements, such as to the A132/B1012 Rettendon Turnpike, in order to improve the flow of traffic onto the strategic road network.

**2.173** An existing public right of way, PROWs footpath 19 Rettendon, runs along the southern boundary of the site, linking into PROWs footpath 42 Rettendon which runs north/south along the eastern site boundary. These routes should be retained, with green buffers to minimise impacts on the views from the public rights of way, and enhanced to enable access into the countryside beyond. Development should respond to the landscape sensitivities associated with the more elevated eastern parts of the area to avoid visual intrusion of built development in the surrounding area.

**2.174** The development should provide a settlement edge to the northern and eastern boundaries which is softened and integrated into the countryside beyond.

**2.175** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

**2.176** New Hall Fruit Farm Priority Habitat lies partially within the site to the north. Appropriate protection and mitigation should be provided to protect this habitat.

**2.177** Due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address all impacts of the scheme taken alone or in combination.

**2.178** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site. Development design and layout is expected to preserve the listed building and its setting at Rettendon Old Hall to the northwest of the site and locally listed Rettendon Primary School which is adjacent to the site, and protect long distance views of All Saints Church, Rettendon.

**2.179** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Rettendon Place. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

### **Reason for site selection**

**2.180** Rettendon Place is a Service Settlement with an existing primary school with scope for expansion, and community facilities making it suitable for new development. This site represents a sustainable development allocation which will help to support the services and facilities in the village.

**2.181** The site proposed is a smaller area than promoted by the developer/landowner to ensure impact on the surrounding landscape is acceptable. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## **Location 21 - Woodham Ferrers**

### **GROWTH SITE POLICY 21a – LAND NORTH OF OLD RECTORY LODGE, MAIN ROAD, WOODHAM FERRERS**

**Land North of Old Rectory Lodge, as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:**

**Amount and type of development:**

- **Around 15 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.**

### Site development principles:

#### Movement and Access

- Vehicular access to the site will be from Main Road
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections.

#### Historic and Natural Environment

- Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Mitigate potential effects due to recreational pressure on nearby designated European sites.

#### Design and layout

- Character, scale and layout to have regard and respond to the site's surrounding context
- Development to create frontage to Main Road.

#### Site infrastructure requirements:

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.

### Reasoned Justification

**2.182** Land North of Old Rectory Lodge is a gap in the ribbon development along Main Road. Development is expected to be delivered between 2027-2028. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.183** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.184** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.185** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including the primary school.

**2.186** Due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address all impacts of the development taken alone or in combination with other development including Land North of the Congregational Church (GS21b).

**2.187** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Woodham Ferrers. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

**2.188** Development will be expected to deliver a remediation strategy to address any outstanding contamination on site to enable development.

### **Reason for site selection**

**2.189** Woodham Ferrers is a Service Settlement with an existing primary school with capacity and community facilities making it suitable for new development. This small site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply in the first five years of the plan adoption.

**2.190** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This small site is approximately 0.8 hectares and contributes towards the 10% small sites target.

### **GROWTH SITE POLICY 21b – LAND NORTH OF CONGREGATIONAL CHURCH, MAIN ROAD, WOODHAM FERRERS**

**Land North of the Congregational Church, as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:**

#### **Amount and type of development:**

- **Around 15 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.**

### Site development principles:

#### Movement and Access

- Vehicular access to the site will be from Main Road
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections.

#### Historic and Natural Environment

- Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site
- Preserve and where appropriate enhance the setting of the non-designated heritage assets of the Congregational Church, 4 and 5 Chapel Row, Penny Piece Cottage, and Anchor House
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Mitigate potential effects due to recreational pressure on nearby designated European sites.

#### Design and layout

- Character, scale and layout to have regard and respond to the site's surrounding context
- Development to create frontage to Main Road
- Layout to provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines present within the site.

#### Site infrastructure requirements:

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.

### **Reasoned Justification**

**2.191** Land north of the Congregational Church is a gap in the ribbon development along Main Road. Development is expected to be delivered between 2027-2028. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.192** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.193** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.194** Appropriate active and sustainable travel connections should be provided into the wider network, including to the primary school.

**2.195** Whilst there are no heritage assets within the site boundary, there are a number of non-designated heritage assets close to the site. Development of this site will need to mitigate any impact on these buildings and their settings.

**2.196** Due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address all impacts of the scheme taken alone or in combination with other development including Land North of Old Rectory Lodge (GS21a).

**2.197** There are pylons running through the site. The development will need to follow National Grid Electricity Transmission (NGET) site-specific criteria for responding to the NGET overhead transmission lines present within the site. It will need to be demonstrated how the NGET Design Guide and Principles have been applied at the planning application stage and how the impact of the assets has been reduced through good design.

**2.198** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Woodham Ferrers. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

### **Reason for site selection**

**2.199** Woodham Ferrers is a Service Settlement with an existing primary school with capacity and community facilities making it suitable for new development. This small site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## 3 - Key Consequential Changes

### Key Consequential Changes

**3.1** Focused changes have been made to specific parts of the Pre-Submission Local Plan to reflect the proposed additional site allocation policies. These are called key consequential changes and are shown as tracked changes.

**3.2** You can comment on the key consequential tracked changes to:

- Strategic Policy S6 – Development Requirements
- Strategic Policy S7 – The Spatial Strategy
- Monitoring Framework.

**3.3** The tracked changes are shown as follows:

- New text is underlined
- ~~Deleted text is shown as strikethrough~~

**3.4** You cannot comment on anything that is not shown as a tracked change as the remaining text is unchanged from the Pre-Submission (Regulation 19) Local Plan and was consulted on previously. Please note that paragraph, Figure, Table and Map reference numbers in Policies S6 and S7 are shown in the order they appear in this consultation document and not the Pre-Submission Local Plan. A schedule of numbers from the previous Pre-Submission Local Plan with the corresponding numbers in this document is given in Appendix 2. Some minor amendments have been made to the 'number of homes' column in Strategic Policy S7 to reflect the August 2025 Housing Site Schedule.

**3.5** Please note that Strategic Policies S6 and S7 and the Monitoring Framework refer to other policies and parts of the Pre-Submission version of the Local Plan e.g. DM3, DM23, Appendix C and Strategic Priorities. You can view these other policies and parts in full in the Pre-Submission Local Plan <https://www.chelmsford.gov.uk/media/3pomrel4/pre-submission-regulation-19-local-plan-february-2025.pdf>.

## Strategic Policy S6 - Housing and Employment Requirements

### STRATEGIC POLICY S6 – HOUSING AND EMPLOYMENT REQUIREMENTS

The Council will make provision for the following new development requirements:

#### A. HOUSING

In order to meet the transitional arrangements for assessed housing need calculated using the Standard Method, provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year.

In order to meet the identified need of 40 new permanent pitches for Gypsies and Travellers, sites providing a total of 30 permanent pitches for Gypsies and Travellers, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.

In order to meet the identified need of 38 new permanent plots for Travelling Showpeople, sites providing a total of 28 permanent plots for Travelling Showpeople, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.

### B. EMPLOYMENT

A minimum of 173,146~~162,646~~sqm of new employment floorspace (Use Classes E(g)(i-iii), B2 and B8), in addition to existing employment development commitments, is identified to be delivered over the Plan period through flexible employment site allocations.

## Reasoned Justification

### New Homes

**3.6** The Council is committed to plan positively for new homes and to help significantly boost the supply of housing to meet the needs of the area. To meet the requirements of national planning policy there is a need to establish the number and type of new homes.

**3.7** The Strategic Housing Needs Assessment (SHNA) report published in August 2023 uses the Standard Method relevant at the time for calculating housing need and follows a four-step process leading to a housing need for 955 dwellings per year.

**3.8** An addendum note to the SHNA 2023 was published in November 2024 and partially updates it. The key reason for the 2024 addendum note was to review the implications of moving from housing delivery at the Standard Method of 955 dwellings per year up to a figure of 1,206 dwellings per year – the proposed transitional figure associated with a local housing needs figure of 1,406 per year calculated using the Standard Method published as part of the proposed reforms to the NPPF consulted on during July – September 2024.

**3.9** With the higher housing number, it is projected that net in-migration to the Council area would increase and there would be stronger population growth, which in turn could impact on a range of housing needs, including the need for affordable housing, the mix of housing and housing for older people.

**3.10** The City Council declared a housing crisis in Chelmsford in February 2022 and levels of homelessness continue to rise. Taking into account the range of housing needs identified in the SHNA 2023 and 2024 addendum note, the Council proposes a Housing Requirement figure of 1,210 homes per annum for the plan period 2022 – 2041. This equates to 84~~3~~<sup>3</sup>% of the latest local housing needs figure of 1,437~~54~~ per year calculated using the Standard Method published in the December 2024 NPPF.

**3.11** The Council will review housing numbers regularly in accordance with national policy requirements, and will have regard to the housing market area when consulting on any strategic matters that apply, including any housing needs that cannot be met within neighbouring areas.

### Housing Supply

**3.12** To help significantly boost housing supply, the Council proposes to allocate development sites in the Local Plan to provide 1,210 homes per annum.

### 3 - Key Consequential Changes

**3.13** Provision is made for a total of 24,91523,326 new homes in the period 2022 - 2041. When considering existing housing completions (2,6501,837), existing sites with planning permission (2,5103,016), existing Local Plan allocations to 2036 (11,975867) and Windfall Projection to 2041 (2,36273), the residual new Local Plan Allocations for the period to 2041 is 5,4184,233 new homes.

**Table 2 : Housing supply**

| Housing supply 2022/23 to 2040/41   | Net new homes       |
|---|---------------------|
| Completions 2022/23 - 2024 <u>3/25</u> <u>4</u>                           | <u>2,6501,837</u>   |
| Sites with planning permission (excludes existing Local Plan allocations) | <u>2,5103,016</u>   |
| Existing Local Plan allocations   | <u>11,975867</u>    |
| New Local Plan Review Allocations   | <u>5,4184,233</u>   |
| Windfall allowance (202 <u>8</u> 7-2041)                                  | <u>2,36273</u>      |
| <b>TOTAL SUPPLY</b>   | <u>24,91523,326</u> |

**3.14** Based on past delivery records, windfall sites will also make an important contribution to the Spatial Strategy. These are sites expected to come forward throughout the Local Plan period and as such are taken into account when determining the residual housing requirement. The Council has assessed the contribution of windfall sites on past housing supply in Chelmsford. The evidence shows that around 1986 new homes have been built on windfall sites per year. For future housing supply, a windfall allowance of 1957 new homes a year is considered robust and represents a modest contribution to overall supply.

**3.15** Housing completions will be assessed annually against the housing trajectory to monitor performance and determine whether any action is required to improve delivery rates. This will be reported in the Authority Monitoring Report (AMR). It is important that a range of house types and sizes are provided as part of new residential developments. The requirements for the size and type of housing are contained in Policy DM1, and for affordable housing in Policy DM2.

#### **Gypsy and Travellers and Travelling Showpeople**

**3.16** In accordance with the National Planning Policy for Traveller Sites (PPTS), the Council, in partnership with other Essex Local Authorities, undertook a Gypsy and Traveller Accommodation Assessment in 2023. This identified those Gypsies, Travellers and Travelling Showpeople which should be planned for in accordance with the PPTS, and those which should otherwise have their specific cultural needs of living accommodation met in accordance with the Equalities Act 2010, the Children's and Families Act 2014 and the Human Rights Act 1998, and where the PPTS does not apply. The Local Plan needs to consider the accommodation needs of all Gypsies, Travellers and Travelling Showpeople. For those Gypsy and Travellers that do not meet the PPTS definition their needs will be considered through the provisions for specialist housing covered by Policy DM1 Cii.

**3.17** The findings of the Gypsy and Traveller Accommodation Assessment (GTAA) that covers the period 2023 to 2041 identifies a requirement for 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041 within Chelmsford for households that meet the definition of Gypsies and Travellers in the PPTS at the time the GTAA was published.

**3.18** The Council will expect to see Gypsy and Traveller Pitches and/or Travelling Showpeople accommodation provided on all suitable large strategic development allocations, the detail of which are set out in separate strategic site policies. The remaining need will be met through regularisation of existing pitches/plots and windfall applications where appropriate.

### **New Employment Floorspace**

**3.19** National policy requires Local Plans to proactively drive and support sustainable economic development to deliver the jobs that the country needs. The Council wants Chelmsford's economy to develop further and for businesses to be even more successful and productive. To achieve this, the Local Plan will ensure that there is an appropriate quantity and range of employment land to enable the local economy to function efficiently. The Local Plan will also assist in the creation of new jobs and inward investment by less direct means, for example, by supporting the expansion of education and training, facilitating improvements to transport and telecommunications and maintaining an attractive environment through the protection of the landscape and heritage assets.

**3.20** Chelmsford's economy and employment base is strong and continues to grow in line with its role as a regional administrative and commercial centre. Chelmsford supports around 87,000 jobs – the highest of any district in Essex and there are around 9,300 businesses.

**3.21** The economy of Chelmsford is mixed with high numbers of jobs in the retail sector, social and health work sector, professional and scientific sector and the administration support sector. The Essex Sector Development Strategy (2022) identifies growing employment sectors that are set to create new jobs over the next 30 years including construction, clean energy, advanced manufacturing and engineering, digi-tech, life sciences, and health and care, and professional and support sectors.

**3.22** The Employment Land Review 2023 (and Focused Update 2024), and the Retail Capacity Study Update 2023 have informed the amount and type of employment and retail floorspace that will be required within the Local Plan period.

**3.23** The Local Plan allocates 173,146~~162,646~~sqm of new employment floorspace to accommodate economic growth and employment requirements. This is informed by forecasts in the Employment Land Review 2023 (and Focused Update 2024) and seeks to meet job growth forecasts over the plan period. This new supply is in addition to extant planning permissions. As a result, the Local Plan exceeds the recommended minimum employment space requirements over the period to 2041. The Council will monitor employment development growth alongside housing delivery through subsequent reviews of the Local Plan to ensure that new employment space broadly matches the future growth of the resident workforce in Chelmsford.

## Strategic Policy S7 - The Spatial Strategy

### STRATEGIC POLICY S7 – THE SPATIAL STRATEGY

The Spatial Strategy applies the Spatial Principles to focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of Chelmsford; sustainable urban extensions around Chelmsford and South Woodham Ferrers; expansion of existing employment sites; and development around Key Service and Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy set out below:

#### Settlement Hierarchy

| Category                   | Settlement  |  |
|----------------------------|---|--|
| 1. City or Town            | Chelmsford*, South Woodham Ferrers  |  |
| 2. Key Service Settlements | <b>Outside Green Belt</b>   | <b>Within Green Belt</b>   |
|                            | Bicknacre, Boreham, Broomfield, Danbury and Great Leighs  | Galleywood, Runwell, Stock and Writtle                                       |
| 3. Service Settlements     | <b>Outside Green Belt</b>   | <b>Within Green Belt</b>   |
|                            | East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place and Woodham Ferrers | Highwood, Margaretting, Ramsden Heath/Downham, Roxwell and West Hanningfield |
| 4. Small Settlements       | <b>Outside Green Belt</b>   | <b>Within Green Belt</b>   |
|                            | Chatham Green, Good Easter, Howe Green, Howe Street, Little Baddow, Rettendon Common and Sandon | Edney Common   |

\*Chelmsford includes its Urban Area such as Chelmer Village, Great Baddow and Springfield.

In addition, at any of the Settlement categories, new growth sites which are in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans.

New development allocations will be focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford using the distribution set out in the Key Diagram (Figure 2), Policies Map, and the table below:

## Spatial Strategy – Development Locations and Allocations

| Development allocations to 2041                     | New Homes   | Traveller Pitches                | Travelling Showpeople Plots | Net New Employment Floorspace |
|---|---|----------------------------------|-----------------------------|-------------------------------|
| <b>Growth Area 1 – Central and Urban Chelmsford</b> |   |                                  |                             |                               |
| <b>Site/Location</b>                                |   |                                  |                             |                               |
| 1   | Previously developed sites in Chelmsford Urban Area         | <u>2,772</u><br><del>3,013</del> |                             | 4,000sqm Use Class E(g)(i-ii) |
| 2   | West Chelmsford   | 880                              |                             | 5                             |
| 3a  | East of Chelmsford - Manor Farm                             | 360                              |                             |                               |
| 3b  | East of Chelmsford - Land North of Maldon Road              |                                  |                             | 5,000sqm Office/Business Park |
| 3c  | East of Chelmsford - Land South of Maldon Road              | 109                              |                             |                               |
| 3d  | East of Chelmsford - Land North of Maldon Road              | 65                               |                             |                               |
| 4   | Land North of Galleywood Reservoir                          | 24                               |                             |                               |
| 5   | Land surrounding Telephone Exchange, Ongar Road, Writtle    | 25                               |                             |                               |
| <u>18a</u>  | <u>Land North West of Chelmsford (North of Hollow Lane)</u> | <u>100</u>                       |                             |                               |

### 3 - Key Consequential Changes

| Development allocations to 2041         |   | New Homes                 | Traveller Pitches | Travelling Showpeople Plots | Net New Employment Floorspace                    |
|---|---|---------------------------|-------------------|-----------------------------|--|
| 19                                      | Land West of Patching Hall Lane                         | 200                       |                   |                             |  |
| <b>Area Total</b>                       |   | <b>4,535,476</b>          |                   | <b>5</b>                    | <b>9,000sqm</b>                                  |
| <b>Growth Area 2 – North Chelmsford</b> |   |                           |                   |                             |  |
| <b>Site/Location</b>                    |   |                           |                   |                             |  |
| 6                                       | North East Chelmsford (Chelmsford Garden Community)     | <del>5,579</del><br>5,569 | 10                |                             | 56,946sqm Office/Business Park                   |
| 7a                                      | Great Leighs - Land at Moulsham Hall                    | 750                       |                   | 5                           |  |
| 7b                                      | Great Leighs - Land East of London Road                 | <del>390</del><br>250     |                   |                             |  |
| 7c                                      | Great Leighs - Land North and South of Banters Lane     | <del>113</del><br>400     |                   |                             |  |
| 8                                       | North of Broomfield                                     | 512                       |                   |                             |  |
| 9a                                      | Waltham Road Employment Area                            |                           |                   |                             | <del>14,000</del><br>3,500sqm<br>E(g)(iii)/B2/B8 |
| 9b                                      | Land to the East of 118 to 124 Plantation Road, Boreham | 60                        |                   |                             |  |
| 9c                                      | South of Main Road and Dukes Wood Close, Boreham        | 22                        |                   |                             |  |
| 14b                                     | Land south of Ford End Primary School, Ford End         | 7520                      |                   |                             |  |

### 3 - Key Consequential Changes

| Development allocations to 2041                  |  | New Homes                                | Traveller Pitches | Travelling Showpeople Plots | Net New Employment Floorspace                 |
|--|--|--|-------------------|-----------------------------|---|
| 15   | Little Boyton Hall Farm Rural Employment Area              |  |                   |                             | 6,000sqm B2/B8                                |
| <b>Area Total</b>                                |  | <b><u>7,501</u><br/><del>7,204</del></b> | <b>10</b>         | <b>5</b>                    | <b><u>76,946</u><br/><del>66,446</del>sqm</b> |
| <b>Growth Area 3 – South and East Chelmsford</b> |  |  |                   |                             |   |
| <b>Site/Location</b>                             |  |  |                   |                             |   |
| 16a  | East Chelmsford Garden Community (Hammonds Farm)           | 3,000                                    | 20                | 13                          | 43,000sqm Business Space                      |
| 16b  | Land adjacent to A12 Junction 18                           |  |                   |                             | 43,000sqm Business Space                      |
| 10   | North of South Woodham Ferrers                             | 1,220                                    |                   | 5                           | 1,200sqm Business Space                       |
| 11b  | Land at Kingsgate, Bicknacre                               | 20                                       |                   |                             |   |
| 11c  | Land west of Barbrook Way, Bicknacre                       | <del>250</del><br><u>20</u>              |                   |                             |   |
| 12   | St Giles, Bicknacre  | <del>503</del><br><u>2</u>               |                   |                             |   |
| 13   | Danbury  | <del>1014</del><br><u>00</u>             |                   |                             |   |
| 17a  | Land North of Abbey Fields, East Hanningfield              | 11                                       |                   |                             |   |
| 17b  | Land east of Highfields Mead, East Hanningfield            | 20                                       |                   |                             |   |
| <u>17c</u>                                       | <u>Land South of Rough Hill Complex, East Hanningfield</u> | <u>115</u>                               |                   |                             |   |

### 3 - Key Consequential Changes

| Development allocations to 2041      |   | New Homes                      | Traveller Pitches | Travelling Showpeople Plots | Net New Employment Floorspace       |
|--------------------------------------|---|--------------------------------|-------------------|-----------------------------|-------------------------------------|
| 17d                                  | Land South and South East of East Hanningfield Village          | 150                            |                   |                             |                                     |
| 17e                                  | Land South of Windmill Farm, Back Lane, East Hanningfield       | 40                             |                   |                             |                                     |
| 20                                   | Land to East and North of Rettendon Place                       | 350                            |                   |                             |                                     |
| 21a                                  | Land North of Old Rectory Lodge, Main Road, Woodham Ferrers     | 15                             |                   |                             |                                     |
| 21b                                  | Land North of Congregational Church, Main Road, Woodham Ferrers | 15                             |                   |                             |                                     |
| <b>Area Total</b>                    |   | <b>5,3574,423</b>              | <b>20</b>         | <b>18</b>                   | <b>87,200sqm</b>                    |
| <b>Total Local Plan Allocations</b>  |   | <b>17,393</b><br><b>46,400</b> | <b>30</b>         | <b>28</b>                   | <b>173,146</b><br><b>462,646sqm</b> |
| <b>Windfall Allowance 20287-2041</b> |   | <b>2,36273</b>                 |                   |                             |                                     |
| <b>TOTAL</b>                         |   | <b>19,755</b><br><b>48,473</b> | <b>30</b>         | <b>28</b>                   | <b>173,146</b><br><b>462,646sqm</b> |

There will also be opportunities for Exception Sites providing affordable homes and community-led development in some locations where there are policies of constraint.

Windfall sites are further expected to be a reliable source of housing supply during the period of the Local Plan.

**New employment growth will be delivered as part of mixed used development on appropriate previously developed sites in Chelmsford Urban Area. Strategic employment growth is directed to strategic site allocations at North East Chelmsford (Chelmsford Garden Community), a new garden community to the east of Chelmsford (Hammonds Farm), Land adjacent to A12 Junction 18, East Chelmsford, and as extensions to Little Boyton Hall Farm Rural Employment Area and Waltham Road Employment Area.**

**All development allocations will be located to ensure existing settlements maintain their distinctive character and to avoid coalescence between them. Beyond the main settlements the Council will support diversification of the rural economy and the conservation and enhancement of the natural environment.**

**New development will be delivered in a manner that ensures the timely provision of necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.**

**Where there are large and established mainly institutional uses within the countryside, Special Policy Areas will be used to support their necessary functional and operational requirements. The Special Policy Areas are defined on the Policies Map at Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and ARU Writtle.**

### 3 - Key Consequential Changes

Figure 2 : Key Diagram



- |                                     |   |                                     |
|-------------------------------------|---|-------------------------------------|
| STRATEGIC EMPLOYMENT LOCATION       | KEY SERVICE SETTLEMENT                                  | PARK AND RIDE                       |
| HOUSING: CENTRAL & URBAN CHELMSFORD | SERVICE SETTLEMENT                                      | PROPOSED STRATEGIC NEW ROAD         |
| HOUSING: NORTH CHELMSFORD           | SMALL SETTLEMENT  | IMPROVEMENTS TO ROAD CORRIDOR       |
| HOUSING: SOUTH & EAST CHELMSFORD    | BEAULIEU PARK RAIL STATION                              | MAJOR ROADS                         |
| GREEN BELT                          | RAIL STATION  | A12 IMPROVEMENTS                    |
| GREEN WEDGE                         | RAILWAY LINE  | ARMY AND NAVY JUNCTION IMPROVEMENTS |
| RURAL AREA                          | AREA CONSIDERED FOR ADDITIONAL PARK AND RIDE FACILITIES | BROOMFIELD HOSPITAL                 |
| CITY/TOWN                           |   | RIVER                               |

### Reasoned Justification

#### The General Principles

**3.24** 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 Green Wedge. 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.

**3.25** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare, unless it can be demonstrated that this target cannot be achieved. Allocated small sites are often built out relatively quickly and need to be identified separately from the supply generated through small windfall sites. Having a good mix of site sizes helps to maintain a diverse housing supply. Residential development on private residential gardens contributes to Chelmsford's housing delivery on small windfall sites. In accordance with the NPPF, these will be supported where development would not cause harm to the local area and where they are in accordance with other relevant policies of the plan including Policy DM23.

**3.26** The Local Plan focuses 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 also allocates land for development in the following areas:

- Sustainable urban extensions of Chelmsford, Great Leighs and South Woodham Ferrers for new housing and employment
- Two new garden communities to the north east of Chelmsford (Chelmsford Garden Community) and east of Chelmsford (Hammonds Farm) underpinned by the TCPA Garden City Principles
- Expansion of existing established employment sites (Little Boyton Hall Farm and Waltham Road).

**3.27** The Spatial Strategy sets out the need to balance sustainable development against a number of different issues including the loss of agricultural land, particularly the Best and Most Versatile agricultural land. The majority of the agricultural land in Chelmsford is either Grade 2 or 3. However as the identified development needs cannot be accommodated solely on previously developed land, the loss of some agricultural land to development is inevitable. Most agricultural land lost as a result of new development will be Grade 3. This will lead to a loss of approximately 922864 hectares of Grade 3 agricultural land and approximately 264244 hectares of Grade 2 land. This equates to around 2.624% of the total Grade 2 land and around 4.543% of the total Grade 3 land in Chelmsford's administrative area.

## 3 - Key Consequential Changes

**3.28** The Settlement Hierarchy ranks settlements according to their size, function, characteristics and sustainability. The City of Chelmsford and Town of South Woodham Ferrers are at the top of the hierarchy. These are considered the most sustainable as they have the most functions and the best services and facilities including transport links and employment opportunities. They also have the most potential to provide new infrastructure. Accordingly, most new development over the Local Plan period is proposed in and around these settlements.

**3.29** Key Service Settlements provide a range of services and facilities for their residents. These include primary school provision, local employment opportunities, convenience shopping facilities, community facilities, good links by public transport to higher order settlements, good access to the strategic road network, and in most cases primary healthcare provision. These Key Service Settlements will be the focus for housing provision outside Chelmsford and South Woodham Ferrers, with a higher level of growth due to their higher level of services, facilities and economic activity. Growth in Key Service Settlements aims to increase their self-containment and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities.

**3.30** Service Settlements have more limited services and facilities but typically include primary schools, convenience shopping facilities and community facilities making them suitable for a more limited scale of development. Growth in Service Settlements outside the Green Belt will reinforce their role as a provider of services to the local rural area and reflect the aspirations of national policy in promoting stronger communities.

**3.31** Small Settlements have the least services and facilities and transport links which means they are bottom of the Settlement Hierarchy. These are considered the least sustainable. There may be limited opportunities for small-scale development growth within these areas through affordable housing exception sites, or other development promoted through Neighbourhood Plans.

**3.32** Settlement boundaries are drawn around settlements identified in the Settlement Hierarchy on the Policies Map. Settlement boundaries in the Green Belt have been drawn around existing consolidated areas of development. Smaller villages and hamlets within the Green Belt which because of their open character make an important contribution to the openness of the Green Belt are retained within the Green Belt.

**3.33** For the avoidance of doubt the use of the words 'area total' and 'total' contained within the tables in Strategic Policy S7 are not intended to create a ceiling for housing or employment floorspace. They are simply a sum of the housing numbers and floorspace contained within each of the site allocation policies. Strategic Policy S6 makes it clear that the overall housing provision is a minimum number.

**3.34** The Council recognises the importance of social and economic services and facilities; and the impact this has on the quality of people's lives and wellbeing. The Council will consider favourably proposals which support and strengthen local services, with a particular focus on encouraging development that improves existing deficiencies and weaknesses in services or facilities.

**3.35** The Council, in partnership with other stakeholders, will seek to reduce levels of social and economic deprivation. This will be achieved by coordinating planning and other relevant strategies to ensure that improved services, community facilities and infrastructure are provided particularly in those areas where indices of deprivation require targeted improvements. Sport England and Public Health England's Active Design guidance and incorporation of the National Design Guide's Active Design Principles are ways in which a more healthy lifestyle can be achieved through design. The use of masterplans for strategic new development can help ensure the integration of new and existing communities, as well as creating attractive places to live. Green infrastructure can also provide opportunities for the focus for community engagement, at various levels from Neighbourhood Plans to local interest groups. Strategic Policy S14 will also ensure that new development improves the health and wellbeing of our residents and communities.

**3.36** Neighbourhood Plans will play an important role in implementing the Local Plan. They will enable local communities to influence the detailed policies to promote community inclusion and proposals at the neighbourhood level within the strategic framework set out in the Local Plan, and help shape new developments in their area. The Council supports neighbourhood plan groups in the preparation of their plans and has published guidance within the adopted Statement of Community Involvement.

### The Growth Areas

**3.37** Taking the above considerations into account, the Spatial Strategy identifies three broad geographic areas where new development growth will be accommodated. This comprises:

- Growth Area 1 - Central and Urban Chelmsford
- Growth Area 2 - North Chelmsford
- Growth Area 3 - South and East Chelmsford

**3.38** Strategic Growth Sites and other types of sites allocated for development are defined at Table 3 in the Local Plan.

**3.39** Where identified under the relevant Strategic Growth Site Policies, the Council will expect a masterplan for each site to be submitted for approval. The masterplans will cover the details of how sites will satisfy the requirements of the respective Site Policies. The Council will consider the use of Planning Briefs and Design Codes on other site allocations. Some of the sites have existing masterplans/design briefs. The Council will review and consider whether they are relevant and/or still up-to-date to determine whether further masterplanning is required and whether the masterplan process can be adapted to take account of them.

### Growth Area 1

**3.40** A key objective for development in the Chelmsford Central and Urban Growth Area is to focus on the regeneration of previously developed sites in Urban Chelmsford to help to continue its renewal as an important centre for employment, shopping, public services, leisure and cultural facilities. Around 2,7703,000 new homes and 4,000sqm of new employment floorspace will be provided within Chelmsford Urban Area over the plan period.

## 3 - Key Consequential Changes

**3.41** In addition, the Local Plan makes provision for around ~~1,700~~<sup>1,400</sup> new homes and 5,000sqm of new employment floorspace focused at sustainable new neighbourhoods and locations on the edge of Urban Chelmsford linked to the City Centre by public transport, cycling and walking. These new neighbourhoods are located close to the Green Wedge in order to maximise opportunities for cycling and walking into the City Centre. The remainder of new homes will be located on predominately previously developed sites within Chelmsford Urban Area.

### Growth Area 2

**3.42** North Chelmsford will continue to be the location for significant new development growth.

**3.43** The Council's former Local Development Framework allocated a minimum of 3,200 new homes and 64,000sqm of commercial floorspace at North East Chelmsford known as Beaulieu and Channels. Outline planning permission has been granted for 4,350 new homes, 40,000sqm floorspace business park and a new rail station. Construction work commenced on the scheme in 2014. The phased delivery of this allocation will continue into the late 2020s and future detailed planning applications will be considered in accordance with the approved masterplan and Landscape and Design Management Plan which were informed by the relevant sections of the North Chelmsford Area Action Plan (NCAAP). This includes the approved heritage compensatory measures for the protection of the Grade I listed New Hall School and Registered Park and Garden.

**3.44** Subsequently, the Council's Local Plan adopted in May 2020 allocated a further 3,000 new homes and 45,000sqm of office/business park floorspace at North-East Chelmsford as an extension to Beaulieu and Channels and known as Chelmsford Garden Community. The plan also identified that the wider allocation may have potential for a further 2,500 new homes post-2036 as part of a plan review. This allocation has an approved masterplan and outline planning permissions have now been submitted for 6,250 homes and around 57,000sqm of new employment floorspace – see Location 6. This development will be underpinned by Garden City principles developed by the Town and Country Planning Association (TCPA) (e.g. comprehensively planned, enhance the natural environment and provide high quality homes).

**3.45** Alongside other developments at Great Leighs (Location 7) and North of Broomfield (Location 8), this allocation will help to deliver strategic infrastructure including Section 1a of the Chelmsford North East Bypass.

**3.46** In addition, ~~a small~~ allocations in Boreham and in the Service Settlement of Ford End (Location 14) will help to support the services and facilities in these villages and help to maintain a diverse housing supply.

**3.47** New employment development will also be provided through extensions to the existing Little Boyton Hall Farm Rural Employment Area (Location 15) and Waltham Road Employment Area in Boreham (Location 9a). Expansion of these well-established sites will provide further rural inward investment opportunities and reflect the aspirations of national policy to support the sustainable growth and expansion of business in rural areas.

### Growth Area 3

**3.48** This area will see significant change with both one new Garden Community and a strategic employment site alongside an extension to the town of South Woodham Ferrers.

**3.49** A new garden community to the east of Chelmsford based on Garden City Principles will be provided at Hammonds Farm (Location 16a). This site lies adjacent to the A12 and A414 and will create a new sustainable, comprehensively planned, landscape-led garden community of 3,000 new homes and 43,000sqm of new employment floorspace over the Local Plan period. The wider allocation has the capacity for a further 1,500 new homes to be developed post-2041. The timing and delivery of further development would need to be considered as part of a review of this Local Plan.

**3.50** In addition, a new strategic employment site for around 43,000sqm is proposed at Land adjacent A12 Junction 18 (Location 16b), adjacent to the East Chelmsford Garden Community (Hammonds Farm). This strategic stand-alone employment site will provide for a mix of employment uses including office, light industrial, general industrial and distribution uses in a sustainable location close to the strategic road network. The development will make an important contribution to the delivery of employment and jobs in the City Council's area over the plan-period.

**3.51** ~~Small~~ Allocations in the Key Service Settlements of Bicknacre and Danbury and the Service Settlements of East Hanningfield and Woodham Ferrers will help to support the services and facilities in these villages and help to maintain a diverse housing supply.

**3.52** The Growth Area will also deliver a sustainable new extension to the north of the existing town of South Woodham Ferrers. This will support and strengthen South Woodham Ferrers' important local role and help deliver improvements to the A132 corridor.

### Phasing and Delivery of Site Allocations

**3.53** These new developments will be phased according to deliverability and identified need. Development at the North East Chelmsford Garden Community, East Chelmsford Garden Community (Hammonds Farm) and Land adjacent to A12 Junction 18 will accommodate a substantial amount of the housing and employment growth planned for Chelmsford within the Local Plan period and beyond in a sustainable way. ~~It is anticipated that existing commitments will provide the majority of supply in the first five years alongside smaller windfall sites.~~ The delivery and phasing of development sites is set out in the Development Trajectories at Appendix C. ~~The new Local Plan allocations will deliver the majority of new development from 2030 onwards with a five-year land supply maintained before that through existing commitments.~~ Monitoring the delivery of sites against the Development Trajectories will enable the Council to consider whether rephasing is necessary, for example to address under-delivery on specific sites.

**3.54** Housing delivered on windfall sites will also make an important contribution to the Spatial Strategy. These are sites expected to come forward throughout the Local Plan period and as such are taken into account in determining the residual housing requirement. The Council will strongly resist development on unallocated greenfield sites where they would conflict with other relevant Local Plan policies.

## 3 - Key Consequential Changes

### Other Housing Needs

**3.55** Small-scale developments providing affordable and community-led homes on rural exception sites will be supported where they accord with other relevant Local Plan policies. The Local Plan also includes policies to support the rural economy including tourism related development and farm diversification schemes whilst protecting the countryside.

**3.56** The findings of the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment for Chelmsford that covers the period 2023 to 2041 identifies a requirement for 40 Gypsy and Traveller pitches and 38 Travelling Showpeople plots for households that meet the Planning Policy for Traveller Sites definition to be developed by 2041. The Council will expect to see Gypsy and Traveller and Travelling Showpeople accommodation provided on suitable large-strategic development allocations.

### Special Policy Areas

**3.57** Special Policy Areas will be defined within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner as they are within locations where policy would ordinarily be one of constraint:

- Chelmsford City Racecourse is being developed as a major racecourse and equestrian centre with supporting entertainment facilities
- Broomfield Hospital is an important regional hospital and the largest employer in the Council's area, and will require room for expansion and upgrading of facilities
- ARU Writtle is one of the UK's leading institutions for land-based studies which is seeking to expand and broaden its educational facilities and opportunities
- Hanningfield Reservoir Treatment Works is a major site containing water treatment facilities, and will need to cater for the long-term provision of water supplies and related business functions
- Sandford Mill is located within the Chelmer River Valley and comprises a former water treatment works and associated facilities. It has been recognised as an opportunity for a mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation
- The RHS Gardens at Hyde Hall are nationally important landscape scale gardens. There has been significant investment at Hyde Hall in the recent past, with a new visitor centre and associated development, and the RHS have plans for continued investment in the gardens.

**3.58** The Council will consider development proposals within each Special Policy Area in the context of an approved masterplan for each site.

## Monitoring Framework

**3.59** The following table shows any consequential changes to the Local Plan monitoring framework which will be used to assess the plan's implementation. You can only comment on the tracked changes shown.

### 3 - Key Consequential Changes

**Table 3 : Monitoring Framework**

| Local Plan Policy   | Strategic Priority | Key Indicators  | Target (if applicable)  | Trigger for action   | Contingency/Action  |
|---|--------------------|---|---|--|---|
| Strategic Policy S6 - Housing and Employment Requirements | 4, 5, 6            | Number of net new dwellings<br>Number of net new Gypsy and Traveller pitches<br>Number of net new Travelling Showpeople plots<br>Net additional employment floorspace completed including by type | 1,210 net new dwellings per annum<br>22,990 net new dwellings by 2041<br>30 net new Gypsy and Traveller pitches by 2041<br>28 net new Travelling Showpeople plots by 2041<br><u>173,146</u> 162,646sqm of net new employment floorspace by 2041 | (1) Failure to deliver 95% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test<br>(2) Failure to deliver 85% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test<br>(3) Failure to deliver 75% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test<br>(4) Failure to deliver the 30 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory | (1 & 2) Publish an Action Plan setting out key reasons for the situation and actions the Council and other parties need to take<br>(2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply<br>(3) Instigate a full or focused formal review of the Local Plan<br>(4) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers<br>(5) Refreshing the SHELAA to identify potentially suitable and available plots for Travelling Showpeople<br>(6) Refreshing the SHELAA to identify potentially suitable and available employment floorspace<br>(2 - 6) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal |



| Local Plan Policy                          | Strategic Priority | Key Indicators  | Target (if applicable)   | Trigger for action  | Contingency/Action   |
|--|--------------------|---|--|---|--|
| Strategic Policy S7 - The Spatial Strategy | All                | Number of Masterplans approved by the Council<br>Planning Permissions granted for Strategic Growth Sites<br>Planning permissions for windfall sites where part of the site is Grade 3a or above and is in agricultural use<br>Area of Grade 3a or above agricultural land lost to agricultural use as a result of all development | <b>Growth Area 1:</b><br>Net new homes – 4,535<br>Travelling Showpeople Plots – 5<br>Mixed employment sqm - 9,000<br><b>Growth Area 2:</b><br>Net new homes – 7,520<br>Travelling Showpeople Plots -5<br>Gypsy and Traveller Pitches – 10<br>Mixed employment sqm – 76,946<br><b>Growth Area 3:</b><br>Net new homes – 5,357<br>Travelling Showpeople Plots – 18 | (5) Failure to deliver 28 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory<br>(6) Failure to deliver 173,146 net new sqm of net new employment floorspace<br><br>(1) Growth Area 1 is not delivering net new homes, Travelling Showpeople plots, employment floorspace as set out in the Local Plan Trajectory<br>(2) Growth Area 2 is not delivering net new homes, Travelling Showpeople plots, Gypsy and Traveller Pitches and employment floorspace as set out in the Local Plan Trajectory<br>(3) Growth Area 3 is not delivering net new homes, Travelling Showpeople plots, Gypsy and Traveller Pitches and employment floorspace as set out in the Local Plan Trajectory<br>(4) Windfall allowance for years 1 – 5 in Local Plan Trajectory falls below 198 net new dwellings in any given year | review of the Local Plan set out in Policy S13<br><br>(1, 2 & 3) Consider the reasons for any imbalance in delivery compared to the targets and whether there are any obstacles to delivery affecting sites and / or particular forms of development on particular sites in particular locations<br>(1, 2 & 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13<br>(4) Review the Windfall Allowance from 2022<br>(1 - 5) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13 |



### 3 - Key Consequential Changes

| Local Plan Policy | Strategic Priority | Key Indicators | Target (if applicable)   | Trigger for action | Contingency/Action |
|-------------------|--------------------|----------------|--|--------------------|--------------------|
|                   |                    |                | Gypsy and Traveller Pitches - 20<br>Mixed employment sqm – 87,200<br><b>Growth Areas 1 – 3:</b><br>Windfall Allowance<br>20287-2041 – <u>2,362</u> <del>42,373</del> |                    |                    |

### Draft Policies Map

**3.60** The following inset maps show the additional site allocations on the Pre-Submission Draft Policies Map and any consequential mapping changes. You can comment in full on:

- The 'New Housing Site' boundaries shown in an orange wash
- The 'Proposed Employment Area' boundary shown in a dark purple wash for SGS9a
- Amended 'Defined Settlement Boundaries' shown as a red line for additional sites GS9b, GS9c, GS14b, SGS11c, SGS17c, SGS17d, GS17e, SGS20, GS21a and GS21b
- Amended 'Chelmsford and South Woodham Ferrers Urban Areas' shown as a black line for additional sites SGS18a and SGS19
- Amended 'Boundary of Site Allocations' shown as a black arrowed line for GS14b
- Amended 'Existing Employment Area' shown as a light purple wash for site SGS1dd
- Amended 'Existing School, Further/Higher Education Establishments' shown as a purple hatch for SGS20
- Amended 'Specialist Residential Accommodation' shown as a 'S' symbol for sites GS9b and GS9c
- Tracked changes to the Legend.

**3.61** You cannot comment on any other Draft Policies Map notations such as open space and Conservation Areas as these are unchanged from the Pre-Submission Draft Policies Map. All responses made to the previous Pre-Submission consultation will also be submitted for examination. A schedule of Policy Map numbers from the previous Pre-Submission Local Plan with the corresponding map insets in this document is given in Appendix 2.

**3.62** The 'Designated Neighbourhood Plan' areas illustrative map referenced on the insets can be found in the Pre-Submission Local Plan.



# Chelmsford Local Plan

## Legend for Draft Policies Map November February 2025 (Additional Sites Consultation)

Relevant Key Policy References are shown in brackets

|  |   |  |   |
|--|---|--|---|
|  | Chelmsford City Council Area  |  | Country Park*   |
|  | Inset   |  | Proposed Country Park (SGS3, SGS8, SGS16a)  |
|  | Chelmsford and South Woodham Ferrers Urban Areas (S7)                             |  | Land Allocated for Future Recreation Use and/or SUDS and/or Biodiversity (S4, SGS2, SGS3c, SGS7a, GS11b, SGS16a, GS17b) |
|  | Chelmsford City Centre (S1, S8, S12, S17, DM5)                                    |  | Open Space (S11, DM21)  |
|  | South Woodham Ferrers Town Centre (S12, DM5)                                      |  | New Railway Station (S8)  |
|  | Defined Settlement Boundary (S7, DM2)   |  | Railway Station Access Road (S8)  |
|  | Area for the former Runwell Hospital Major Developed Site                         |  | Radial Distributor Road (RDR1) (S9)   |
|  | Boundary of Site Allocations 2, 3a, 3c, 6, 7a, 11b, 14b, 16a and 17b              |  | Proposed Northern RDR Detailed Design with New Garden Community Masterplan Area (S9, SGS8)                              |
|  | New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)+ |  | Proposed Link Road (SGS3a)  |
|  | New Garden Community for Major Housing and Employment Development (SGS8, SGS16a)  |  | Route Capacity Improvement (S9, SGS10)  |
|  | Specialist Residential Accommodation (SGS7b, SGS8b, SGS9c, GS12)                  |  | Proposed Cycle Route*   |
|  | New Travelling Showpeople Site (SGS7a)  |  | Proposed Bridge (S9, SGS1a, SGS1w, SGS3a, SG98, SGS16a)   |
|  | Proposed Employment Area (S6, S7, S8, SGS9a, SG98, SGS16a, SGS16b, SGS3b, DM4)    |  | Existing Park and Ride  |
|  | Existing Employment Area (S8, DM4)  |  | Area Considered for additional Park and Ride Facilities (S9)  |
|  | Rural Employment Area (S8, DM4)   |  | Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS6)*                              |
|  | Proposed Rural Employment Area (SGS15, S8, S8, DM4)                               |  | Proposed Chelmsford North East Bypass - Safeguarded Corridor (S8, SGS6)*  |
|  | Green Belt (S11, DM6, DM9, DM10, DM11, DM12)                                      |  | Route Based Strategy (S9)   |
|  | Special Area of Conservation (SAC) (S4, S9, DM16)*                                |  | Strategic Trunk Route   |
|  | Special Protection Area and Ramsar Site (S4, S9, DM16)*                           |  | Strategic Non-Trunk Route   |
|  | Marine Conservation Zone (S2)*  |  | Regional Route  |
|  | Site of Special Scientific Interest (SSSI) (S4, DM16)*                            |  | Location for Primary School   |
|  | Scheduled Monument (S3, DM13)*  |  | Existing School, Further / Higher Education Establishment (DM22)  |
|  | Registered Park and Garden of Special Historic Interest (S3, DM13)*               |  | Primary Shopping Area (S12, DM5)  |
|  | Local Nature Reserve (S4, DM16)*  |  | Principal Neighbourhood Centre (S12, DM5)   |
|  | Local Wildlife Site (LoWS) (S4, DM16)   |  | Local Neighbourhood Centres (S12, DM5)  |
|  | Essex Wildlife Trust Nature Reserve (S4, DM16)*                                   |  | SPA Special Policy Area (S7, SPA1-SPA6)   |
|  | Green Wedge (S11, DM7, DM9, DM10, DM11, DM12)                                     |  | Hazardous Substance Site Safeguarding Zone (DM30)*  |
|  | Protected Lane (S3, DM14)   |  | Flood Zone 2 (S2, DM16)*  |
|  | Conservation Area (S3, DM13)  |  | Flood Zone 3 (S2, DM16)*  |
|  | Area for Conservation/Strategic Landscape Enhancement (SGS7a, SGS16a)             |  |   |

+New Housing Site  
Please note that site policies are abbreviated to the site number  
  
\*These notations are designated by third parties not Chelmsford City Council and are subject to change

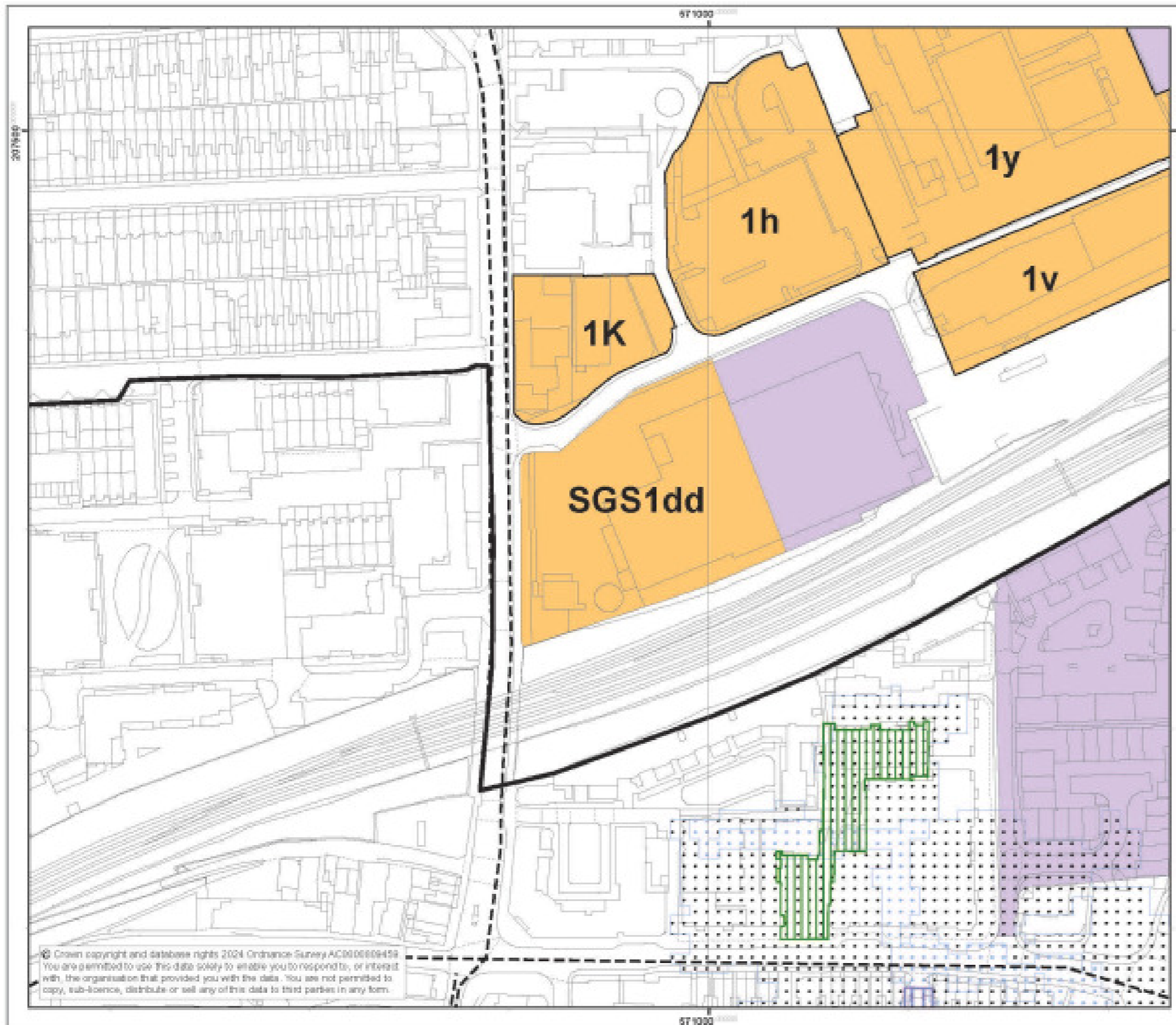
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Map : SGS1dd



**SGS1dd** Former Kay-Metzler Premises, Chelmsford

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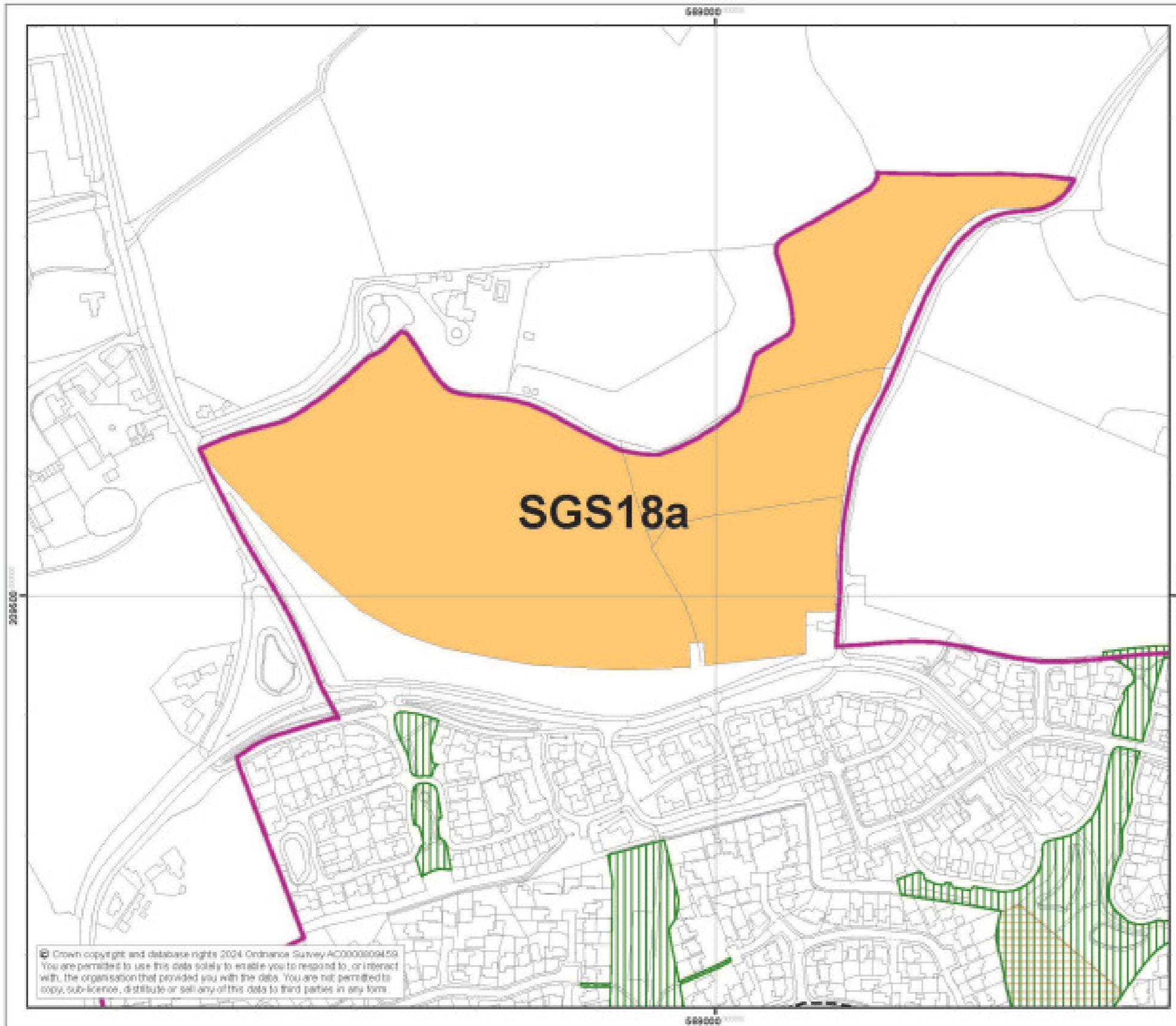
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Map : SGS18a



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

SGS18a

### Land North West of Chelmsford

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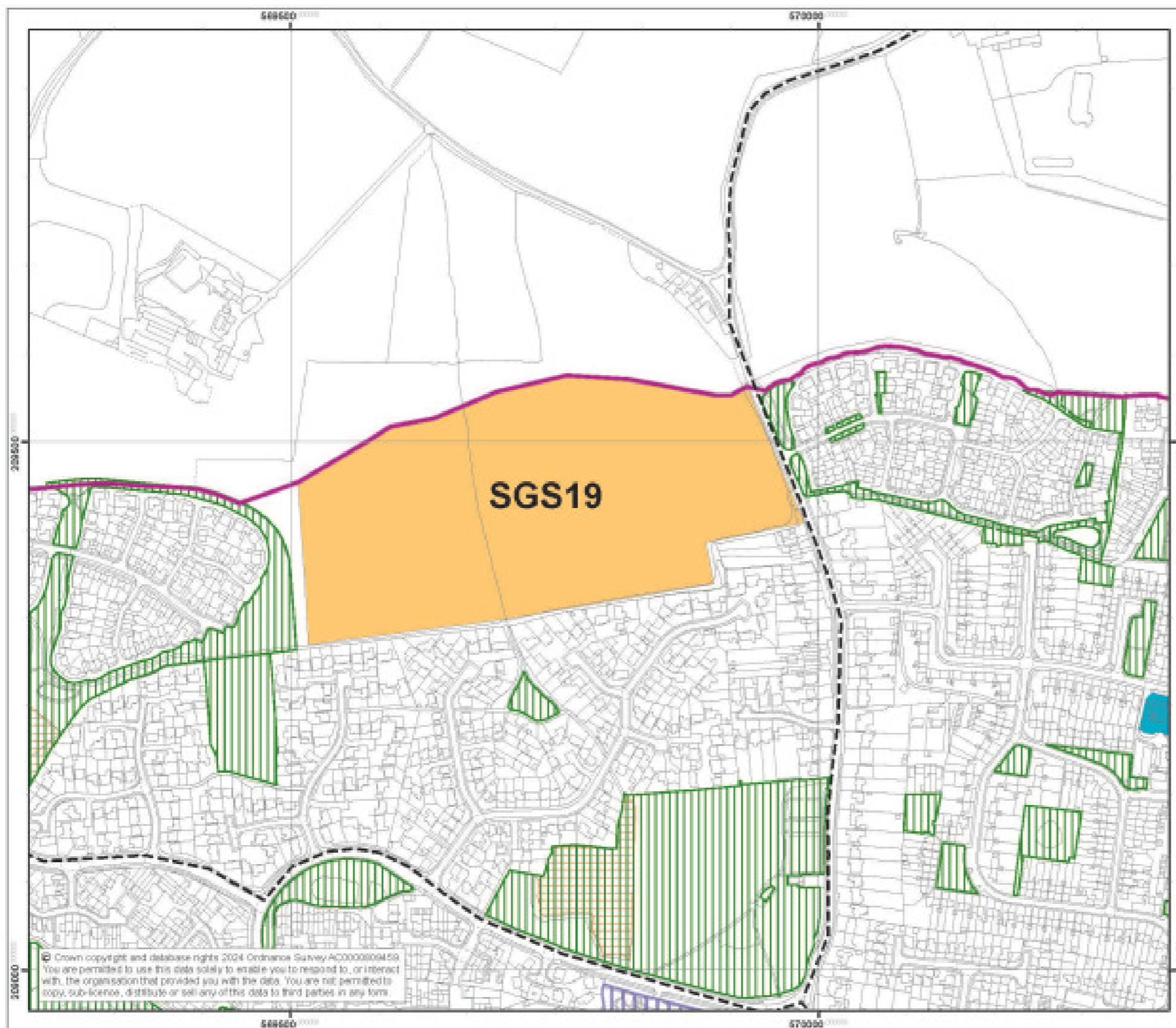
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Map : SGS19



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
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Additional Site Map

**SGS19** Land West of  
Patching Hall Lane  
Chelmsford

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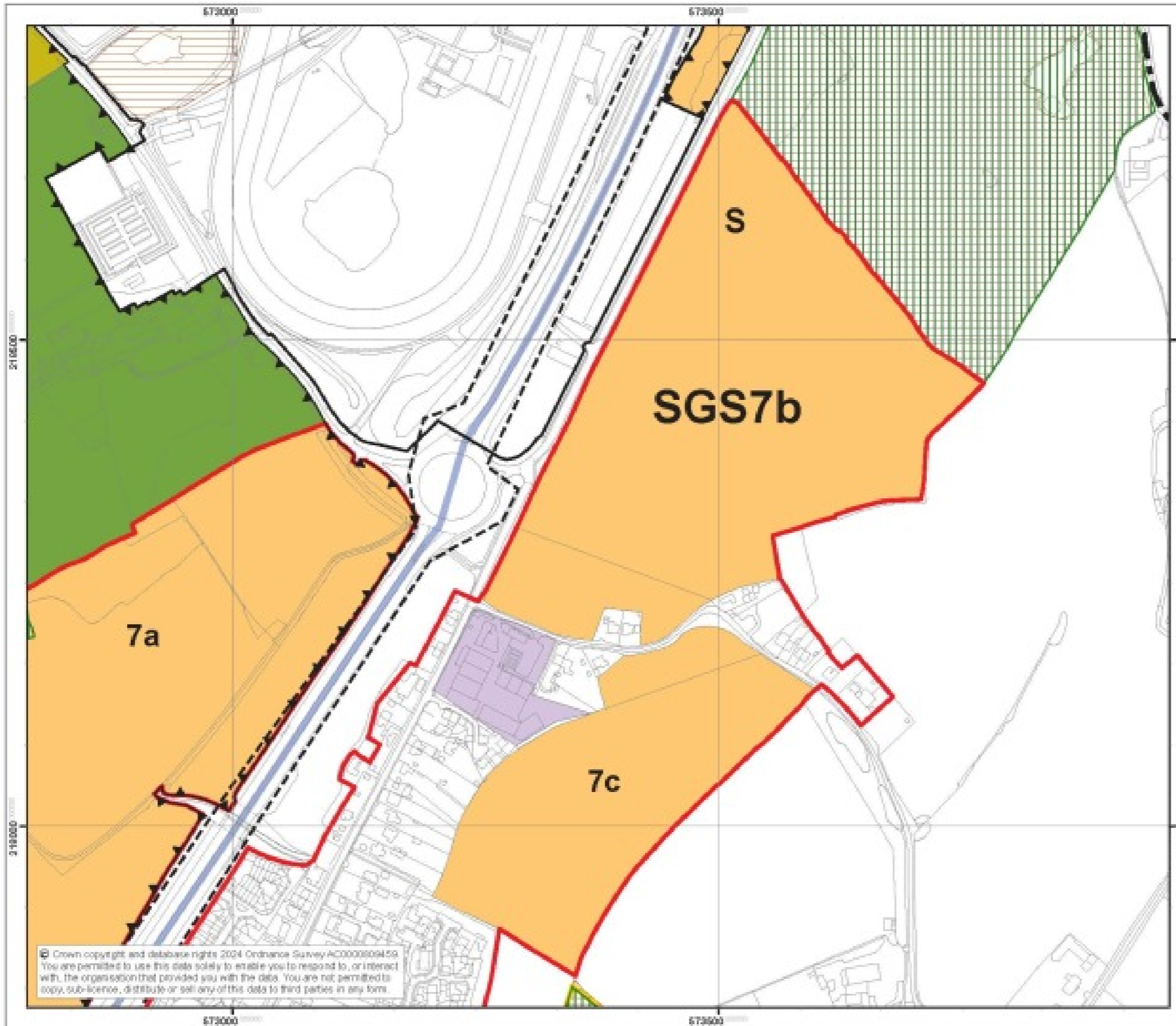
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Map : SGS7b



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

SGS7b

Great Leighs

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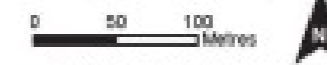
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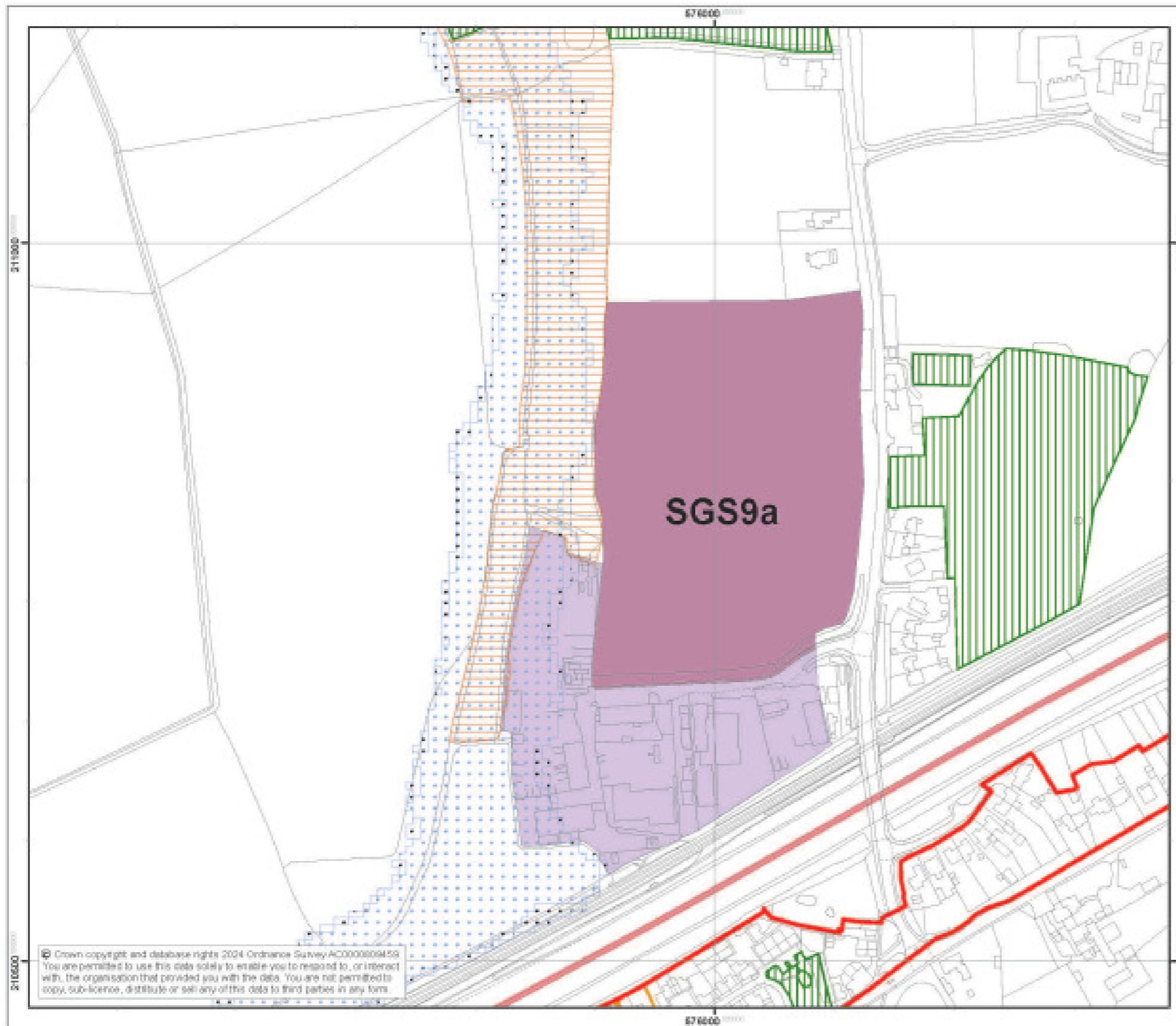
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Map : SGS9a



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

### SGS9a Waltham Road Employment Area Boreham

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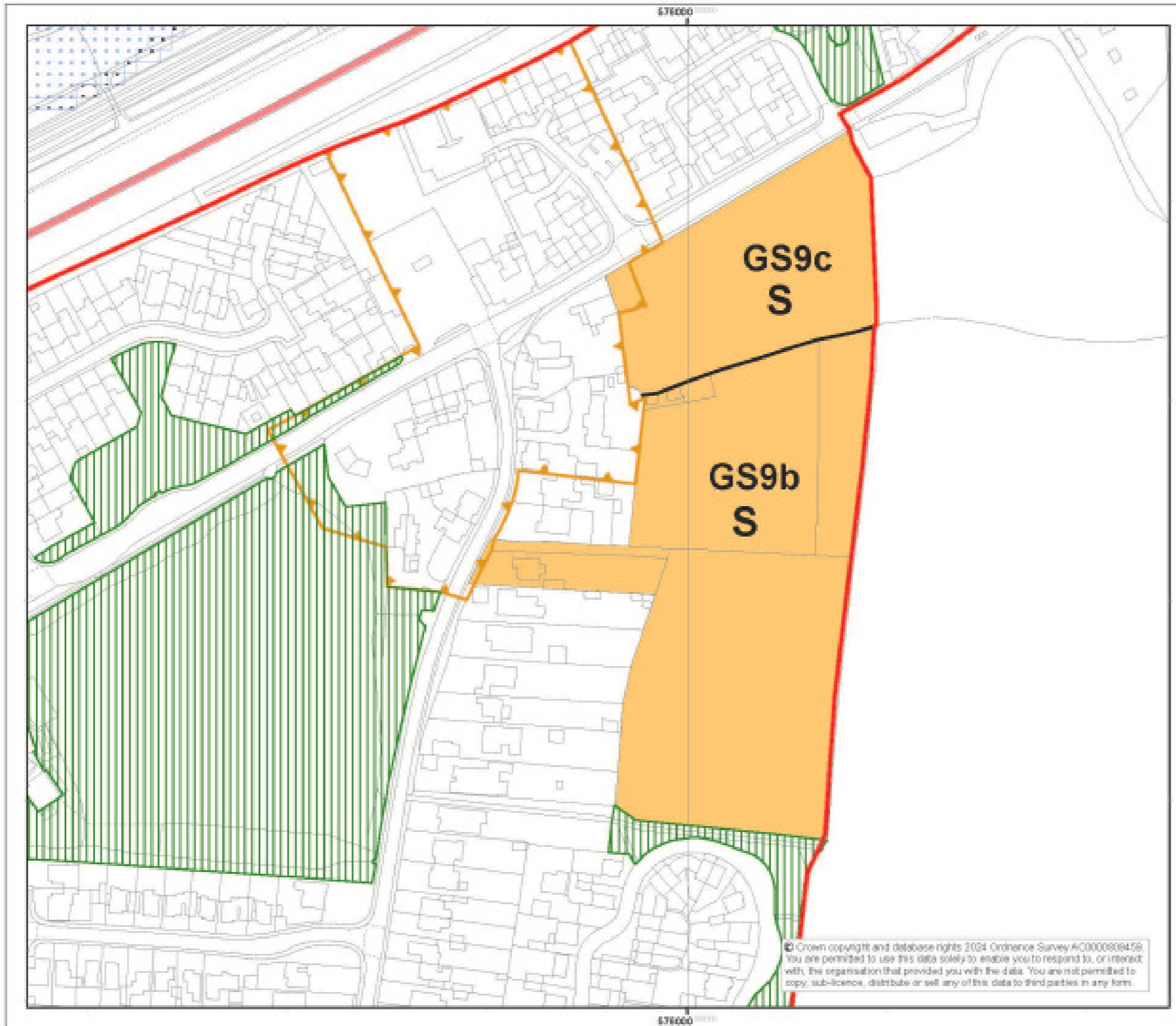
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Map : GS9b and GS9c



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

GS9b  
GS9c

### Boreham

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Map : GS14b



**GS14b** **Ford End**

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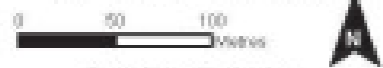
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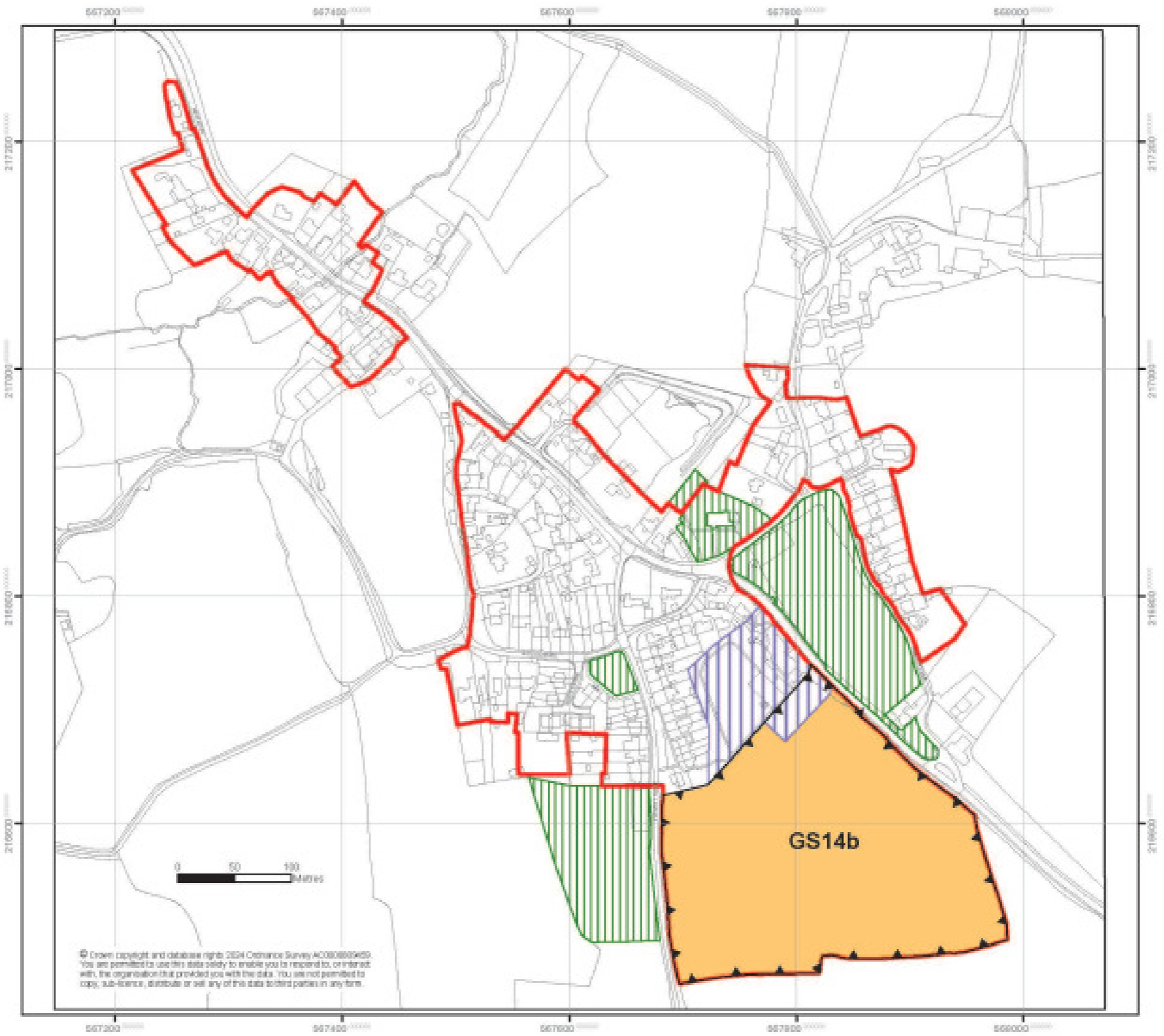
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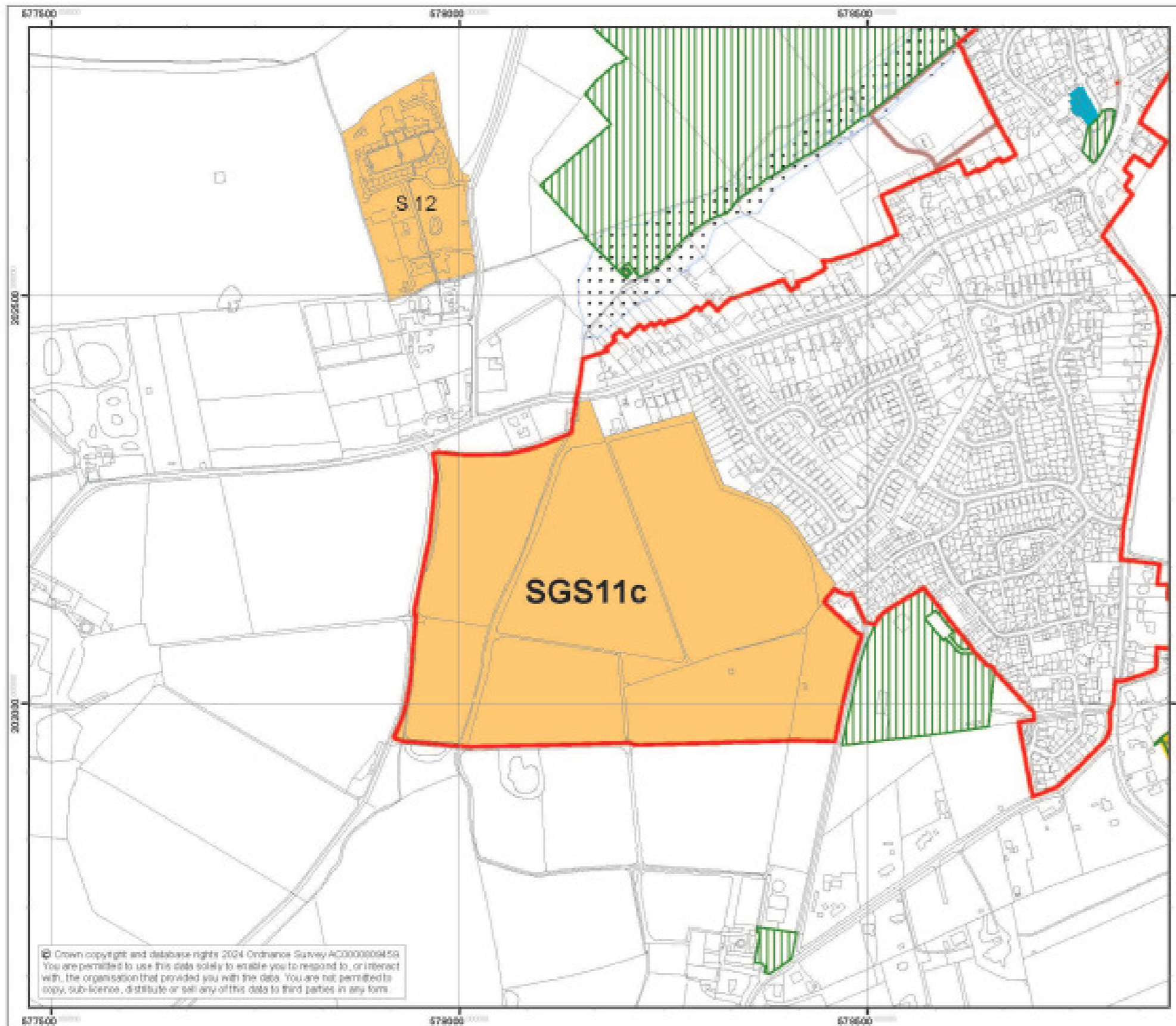
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Map : SGS11c



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

SGS11c

**Bicknacre**

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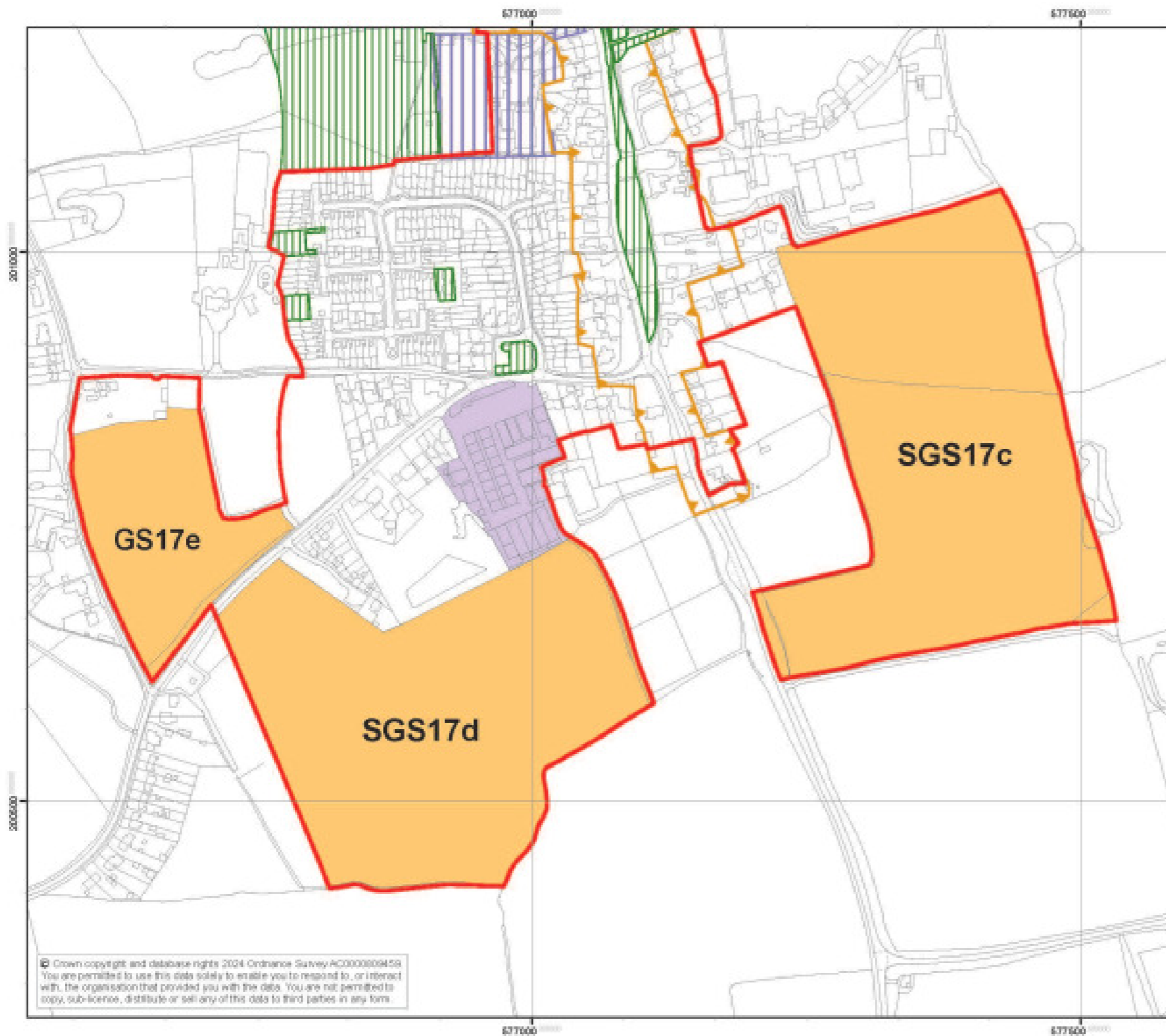
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Map : SGS17c, SGS17d and GS17e



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

SGS17c  
SGS17d  
GS17e

**East  
Hanningfield**

This map is an extract of the Draft Policies Map February 2025 which shows the spatial definition of policies and Policy Areas proposed in the Review of the Local Plan Pre-Submission (Regulation 19) Consultation Document February 2025 with the changes proposed in the Additional Sites (Regulation 19) Document (November 2025) overlaid on it.

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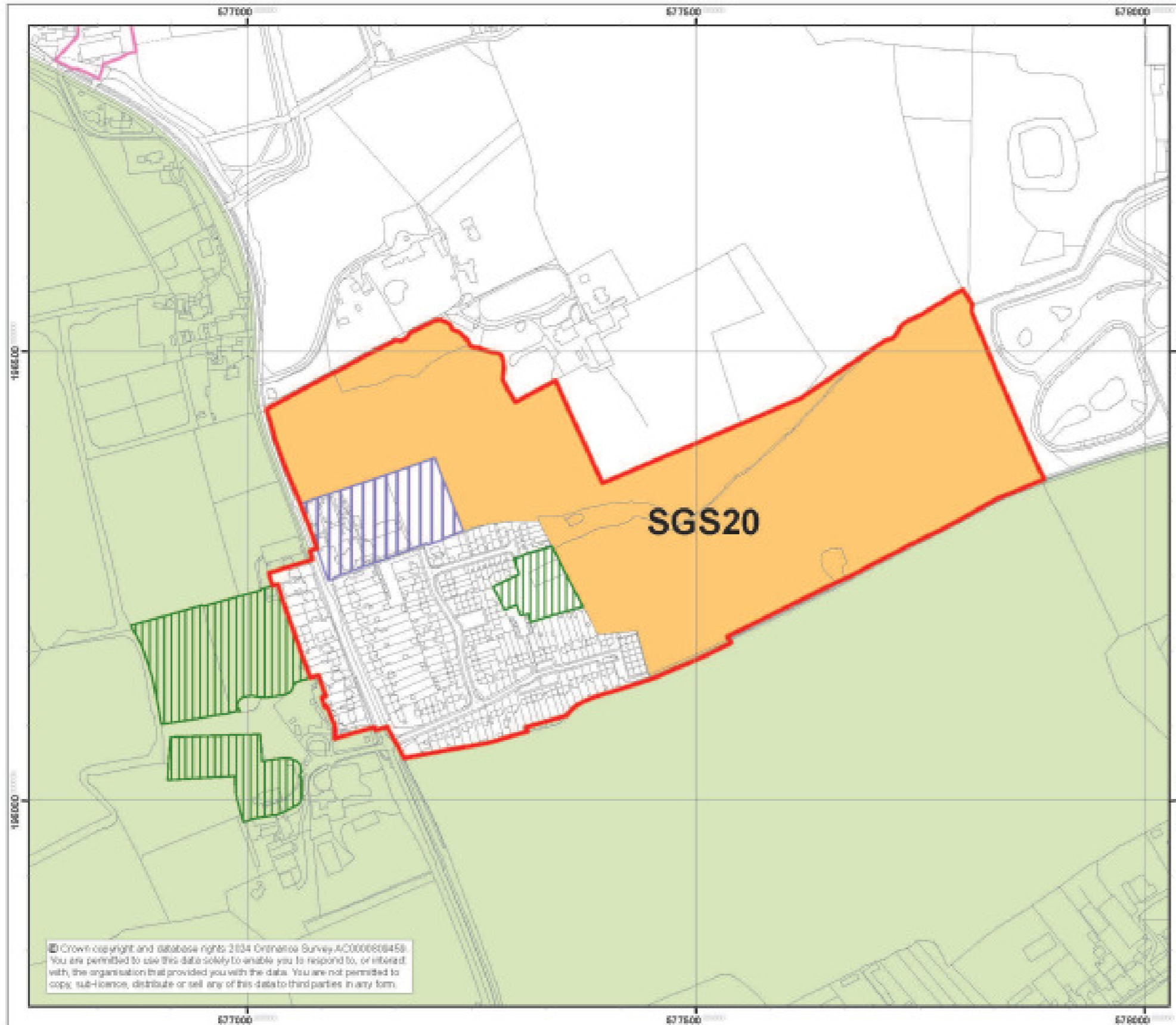
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Map : SGS20



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

SGS20

Rettendon  
Place

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0 50 100 Metres



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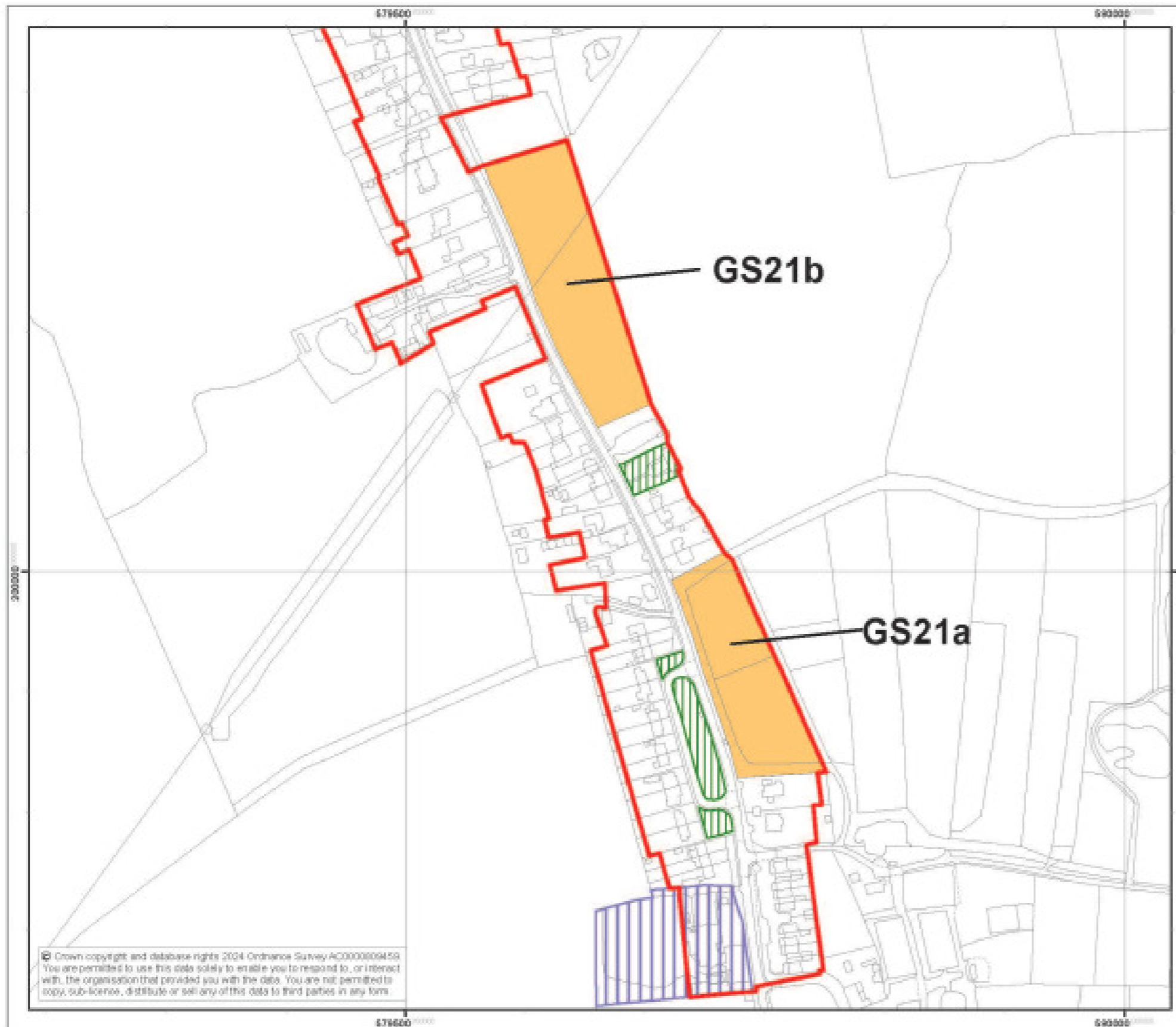
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Map : GS21a and GS21b



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

GS21a  
GS21b

### Woodham Ferrers

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0 50 100 Metres

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### Development Trajectory

**4.1** You can comment on the [Additional Sites Housing Site Schedule](#). For the expanded sites, only the additional dwellings are shown on the Additional Housing Sites Development Trajectory, with the balance already included in the August 2025 Housing Site Schedule.

**4.2** You cannot comment on the Development Trajectories in the Pre-Submission Local Plan, as these were consulted on previously. All responses made to the previous Pre-Submission consultation will also be submitted for examination.

Additional Sites Housing Site Schedule

| Site Address  | Allocation | SHELAA/UCS Reference    | Estimated Total Capacity | No of which AH | Small Site (Y/N) | Year 1 25/26 |            | Year 2 26/27 |            | Year 3 27/28 |            | Year 4 28/29 |            | Year 5 29/30 |            | Year 6 2030/31 |            | Years 2031/32 - 2035/36 |            | Years 2036/37 - 2040/41 |            | Post 2041 |            |
|---|------------|-------------------------|--------------------------|----------------|------------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|----------------|------------|-------------------------|------------|-------------------------|------------|-----------|------------|
|   |            |                         |                          |                |                  | Market       | Affordable | Market       | Affordable | Market       | Affordable | Market       | Affordable | Market       | Affordable | Market         | Affordable | Market                  | Affordable | Market                  | Affordable | Market    | Affordable |
| <b>Local Plan Sites</b>   |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |            |                         |            |           |            |
| <b>Growth Area 1 - Central and Urban Chelmsford</b>               |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |            |                         |            |           |            |
| Land at Former Kay-Metzeler Premises, Brook Street                | SGS1dd     | 21SHELAA18              | 100                      | 35             | Y                |              |            |              |            |              |            | 33           | 17         | 32           | 18         |                |            |                         |            |                         |            |           |            |
| Land North West of Chelmsford (North of Hollow Lane)              | SGS18a     | CFS182/18SLAA9          | 100                      | 35             | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         |                |            |                         |            |                         |            |           |            |
| Land West of Patching Hall Lane                                   | SGS19      | 21SHELAA100             | 200                      | 70             | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         | 32             | 18         | 50                      |            |                         |            |           |            |
| <b>SUBTOTAL</b>   |            |                         |                          |                |                  | 0            | 0          | 0            | 0          | 0            | 0          | 99           | 51         | 96           | 54         | 32             | 18         | 50                      |            | 0                       |            | 0         |            |
| <b>Growth Area 2 - North Chelmsford</b>                           |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |            |                         |            |           |            |
| Great Leighs - Land East of London Road                           | SGS7b      | 21SHEELA70              | 140                      | 49             | N                |              |            |              |            | 26           | 14         | 33           | 17         | 32           | 18         |                |            |                         |            |                         |            |           |            |
| Land to the East of 118 to 124 Plantation Road, Boreham           | GS9b       | 21SHELAA78 / 21SHELAA64 | 60                       | 21             | N                |              |            |              |            |              |            | 20           | 10         | 19           | 11         |                |            |                         |            |                         |            |           |            |
| South of Main Road and Dukes Wood Close, Boreham                  | GS9c       |                         | 22                       | 8              | Y                |              |            |              |            |              |            | 14           | 8          |              |            |                |            |                         |            |                         |            |           |            |
| Land south of Ford End Primary School                             | SGS14b     | CFS216                  | 55                       | 20             | N                |              |            |              |            |              |            |              |            | 35           | 20         |                |            |                         |            |                         |            |           |            |
| <b>SUBTOTAL</b>   |            |                         |                          |                |                  | 0            | 0          | 0            | 0          | 26           | 14         | 67           | 35         | 86           | 49         | 0              | 0          | 0                       |            | 0                       |            | 0         |            |
| <b>Growth Area 3 - South and East Chelmsford</b>                  |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |            |                         |            |           |            |
| Land west of Barbrook Way, Bicknacre                              | SGS11c     | CFS158                  | 230                      | 81             | N                |              |            |              |            | 26           | 14         | 26           | 14         | 26           | 14         | 26             | 14         | 70                      |            |                         |            |           |            |
| Land South of Rough Hill Complex, The Tye, East Hanningfield      | SGS17c     | 15SLAA48                | 115                      | 41             | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         | 9              | 6          |                         |            |                         |            |           |            |
| Land South and South East of East Hanningfield Village            | SGS17d     | CFS130                  | 150                      | 53             | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         | 32             | 18         |                         |            |                         |            |           |            |
| Land South of Windmill Farm, Back Lane, East Hanningfield         | GS17e      | 17SLAA7                 | 40                       | 14             | N                |              |            |              |            | 26           | 14         |              |            |              |            |                |            |                         |            |                         |            |           |            |
| Land to East and North of Rettendon Place                         | SGS20      | 15SLAA40 / CFS232       | 350                      | 123            | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         | 48             | 27         | 175                     |            |                         |            |           |            |
| Land North of Old Rectory Lodge, Main Road, South Woodham Ferrers | GS21a      | 24SHELAA9               | 15                       | 6              | Y                |              |            |              |            | 9            | 6          |              |            |              |            |                |            |                         |            |                         |            |           |            |
| Land North of Congregational Church, Main Road, Woodham Ferrers   | GS21b      | 24SHELAA10              | 15                       | 6              | N                |              |            |              |            | 9            | 6          |              |            |              |            |                |            |                         |            |                         |            |           |            |
| <b>SUBTOTAL</b>   |            |                         |                          |                |                  | 0            | 0          | 0            | 0          | 70           | 40         | 125          | 65         | 122          | 68         | 115            | 65         | 245                     |            | 0                       |            | 0         |            |
| Windfall Allowance  |            |                         |                          |                |                  |              |            |              |            |              |            | 149          |            | 131          |            | 192            |            | 915                     |            | 975                     |            |           |            |
| <b>TOTAL</b>  |            |                         |                          |                |                  | 0            | 0          | 0            | 0          | 96           | 54         | 440          | 151        | 435          | 171        | 339            | 83         | 1210                    |            | 975                     |            | 0         |            |
|   |            |                         |                          |                |                  | 0            |            | 0            |            | 150          |            | 591          |            | 606          |            | 422            |            |                         |            |                         |            |           |            |
|   |            |                         |                          |                |                  |              |            |              |            |              |            | 1347         |            |              |            |                |            |                         |            |                         |            |           |            |
|   |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            | 376                     |            |                         |            |           |            |



## A - Glossary

**Active Travel** - Making journeys in physically active ways - like walking, wheeling (using a wheelchair or mobility aid), cycling, or scooting.

**Affordable Housing** - Includes social rented, affordable rented and intermediate housing which is provided to specific eligible households whose housing needs are not met by the market housing on offer.

**Brownfield Land** - Land which is or has been previously developed e.g. a redundant factory, as opposed to greenfield land which has never been developed.

**Chelmsford Urban Area** - The main built-up part of Chelmsford, including the areas of Great Baddow and Springfield.

**Communities** - A group of people living in the same place or having a particular characteristic in common.

**Community Infrastructure Levy (CIL)** - A payment that is made to the Council by developers when development commences. The payment is used to fund infrastructure that is needed to serve development in the area. This can include new transport schemes, community facilities, schools, and green spaces.

**Conservation Areas** - Areas designated by the Council for their special architectural and historic interest.

**Defined Settlement Boundaries (DSB)**- These show the extent of villages across Chelmsford. They are a recognised policy tool used to contain a settlement and protect it from unplanned extension into the countryside. Within a settlement boundary, the principle of development is usually more acceptable, whereas development is more strictly controlled in the countryside outside the settlement boundary.

**Deliverability** - Factors and issues which affect the ability of development proposals to proceed as planned.

**Designated Heritage Asset**- A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development Consent Order**- a legal mechanism that grants permission for Nationally Significant Infrastructure Projects, such as major energy, water transport, and waste developments.

**Employment Land Review (ELR)** - Prepared to update the Council's understanding of the future needs for employment land across the City Council's administrative area, so that future Local Plan policies can be responsive to market change, key growth sectors and where appropriate ensure that employment land and premises are protected as appropriate.

**Evidence Base** - A range of information to help the preparation of the Local Plan. These include background studies, research, surveys and feedback documents.

**First Homes** - A specific type of discounted market sale housing which national planning policy states should account for a minimum 25% of affordable housing secured through planning obligations.

**Five-Year Housing Land Supply**- Ensuring that enough homes are provided and identify enough land to maintain a steady supply of housing over the plan period. This is commonly called maintaining a Five-Year Housing Land Supply.

**Garden Community/Garden City Principles**- Sites based around high standards of design and multifunctional green infrastructure, walkable neighbourhoods, integrated and sustainable transport systems with local employment, shopping and recreation facilities and delivered through a partnership approach, involving the local community and with a clear vision. The Garden City principles are an indivisible and interlocking framework for delivery, and include:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

The TCPA has produced an extensive set of policy and practical resources on Garden Cities, which can be found at [www.tcpa.org.uk/areas-of-work/garden-cities-and-new-towns/](http://www.tcpa.org.uk/areas-of-work/garden-cities-and-new-towns/)

**Green Belt** - A national planning policy designation to stop the uncontrolled growth of large cities and towns. The Green Belt can include both greenfield and brownfield sites in areas with both good and poor landscape value.

**Green Infrastructure (GI)** - A network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. GI includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.

**Greenfield Sites** - Land that has not been previously developed. In the main, greenfield sites are outside existing built-up areas, but areas such as open spaces and residential gardens in built-up areas are considered greenfield regardless of where they are located.

**Green Wedge** - Land that the Council has designated as being important for nature conservation, recreation and access and can be either within or outside of the Green Belt. It follows the river valleys of River Can, Chelmer and Wid.

**Growth Sites** - Smaller sites to accommodate less than 100 houses.

**Habitat Regulations Assessment (HRA)**- An assessment as to whether the new Local Plan will adversely affect any designated European Habitat sites. This is incorporated in the Integrated Impact Assessment.

**Health Impact Assessment (HIA)**- Used to evaluate the potential health impacts of a plan, policy or new development, to maximise the positive impacts and minimise negative impacts to the physical and mental health of the local community.

**Heritage Asset** - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

**Infrastructure** - Any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways and highways, public transport, drainage, SuDs and flood protection, waste recycling facilities, education and childcare, healthcare, police, ambulance and fire & rescue facilities, sports, leisure and recreation facilities, community and social facilities live/work units and lifetime homes, broadband and facilities for specific sections of the community such as youth or the elderly.

**Infrastructure Delivery Plan (IDP)**- Part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of Chelmsford and provides an overview of the way infrastructure is planned and the agencies involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure. It forms the basis for assessing contributions that would be sought to meet the needs of new development.

**Integrated Impact Assessment (IIA)**- A combined assessment of the sustainability, habitats, health and equality performance of the review plan.

**Key Service Settlements** - A group of larger settlements which provide a range of key services such as primary school, local employment opportunities, convenience shopping facilities, community facilities and good links by public transport to key destinations.

**Landscape Character Assessment**- Describes the main types of landscape in an area and gives advice about the management and planning of the landscape.

**Listed Building** - A building is listed, on the National Heritage List for England, when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.

**Local Development Scheme (LDS)**- A project plan and timetable for the preparation of the Local Development Framework or Local Plan. It can be updated and amended as necessary by the City Council.

**Local Plan** - A comprehensive document outlining the long-term vision for Chelmsford, identifying locations for delivering housing and other strategic development needs such as employment, retail, leisure, community and transport development.

**Local Wildlife Sites (LWS)**- conservation designation identifying the most important wildlife habitats in the County.

**Market Housing** - Includes private rented housing and sale where prices are set in the open market.

**Masterplans** - set a vision and implementation strategy for a development. They may include the scale and layout of development, mix of uses, transport and green infrastructure.

**Mineral Consultation Area** – these are defined to ensure that the Mineral Planning Authority is aware of and involved in the determination of development proposals which may impact upon identified minerals resources to ensure that the resources are not unnecessarily sterilised.

**Mineral Safeguarding Area** - An area of land overlying or in the immediate vicinity of a mineral resource that is defined on a map and is recognised through policy as an area that needs consideration if a non-mineral development is submitted for determination.

**Modal Shift** - A modal shift (or modal share) is the movement from use of the private car to more active and sustainable modes of travel.

**National Planning Policy Framework (NPPF)** - Sets out the Government's national planning requirements, policies and objectives. It replaces much of the national advice previously contained within Planning Policy Statements, Planning Policy Guidance and Circulars. The NPPF is a material consideration in the preparation of Local Development Documents and when considering planning applications.

**National Planning Practice Guidance (PPG)** - Additional Government planning policy guidance containing over 40 categories including Local Plans, Neighbourhood Planning and Duty to Co-operate.

**Non-Designated Heritage Asset**- Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not statutorily recognised (i.e. they are not listed, not within a Conservation Area and not part of a Scheduled Monument).

**Policies Map** - An Ordnance Survey based map showing where policies and designations within the Local Plan apply.

**Public Realm** - Any publicly-owned streets, pathways, rights of way, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live, work and study in.

**Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)** - A strategy and partnership in Essex which sets out a long-term strategic approach to lessen the impact of local housing development on protected birds along the Essex coast.

**Scheduled Monument** - A historic building or site of national importance and registered on the National Heritage List for England.

**Sequential and Exception Tests**- The Sequential Test compares a proposed site with other available sites. Its aim is to steer new development to areas with the lowest risk of flooding. The Exception Test is designed to allow appropriate and safe development to proceed in scenarios where the Sequential Test has been passed, i.e. where it has been shown that suitable sites at lower risk of flooding are not available.

**Service Settlements** - A category of settlements which have more limited services than Key Service Settlements. They typically have primary schools, but do not have the range of other services and facilities that are found at the Key Service Settlement.

## A - Glossary

**Site Brief** - provides guidance on how development can be carried out in accordance with policies and requirements of the Local Plan including density, parking, dwelling mix and open space.

**South Woodham Ferrers Urban Area**- The main built-up part of South Woodham Ferrers.

**Spatial Strategy** - It sets out the amount and location of new development, and how places will change and be shaped throughout the Plan period and beyond.

**Standard Method** - The national standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability to identify the minimum number of homes expected to be planned for.

**Strategic Flood Risk Assessment (SFRA)**- Provides an overview of flood risk from all sources within a defined area and provides general guidance on flood risk and issues associated with flooding for the area being studied.

**Strategic Growth Sites** - Large sites to accommodate 100 or more houses.

**Strategic Housing and Employment Land Availability Assessment (SHELAA)** - A technical assessment of sites, land and buildings that may have the potential for future development (housing, employment, community etc.). The SHELAA does not allocate new development as this is a matter for the City Council to decide through the Local Plan and/or through the planning application process.

**Sustainability Appraisal/Strategic Environmental Assessment (SEA)** - Assessment of the social, economic, and environmental impacts of the policies and proposals contained within a development plan document. This is contained with the Integrated Impact Assessment.

**Sustainable Development** - Commonly defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainable Drainage Systems (SuDS)**- A natural approach to managing drainage by slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk and reducing the risk of the runoff causing flooding.

**Sustainable Transport/Travel**- Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**Transitional Arrangements** - The National Planning Policy Framework (NPPF) published on 12 December 2024 sets out a new plan-making process. It also provides transitional arrangements for Councils that are well advanced with plan preparation under the previous system. The content and timetable of the Pre-Submission Local Plan can comply with these transitional arrangements. Therefore, the review of Chelmsford's Local Plan is proceeding using the transitional arrangements.

**Use Classes** - The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Planning permission is generally required to change from one use class to another, although there are some exceptions.

**Windfall Sites** - Sites not specifically identified in the Local Plan.

## B - Table of previous Pre-Submission (Regulation 19) Local Plan paragraph numbers

**B.1** The table below includes a schedule of paragraph, Figure, Table and Map reference numbers from the previous Local Plan Pre-Submission Local Plan consultation document and the corresponding paragraph, Figure, Table and Map reference numbers in this document. This relates to the following policies and parts of the Plan only:

- Strategic Policy S6 - Housing and Employment Requirements
- Strategic Policy S7 - The Spatial Strategy
- Draft Policies Map.

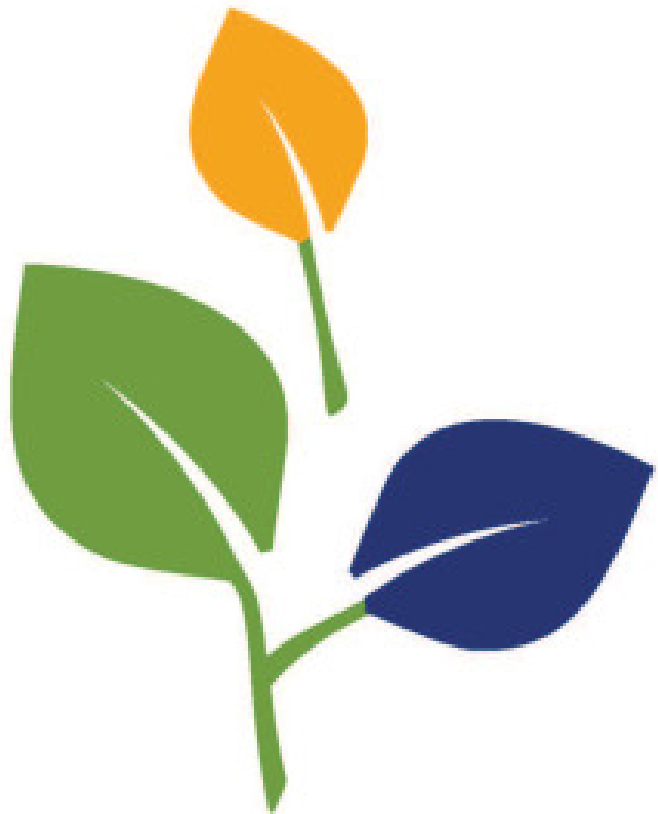
| Local Plan Pre-Submission (Regulation 19) consultation document paragraph, Figure, Table or Map number | Local Plan Focused Consultation Additional Sites (Regulation 19) paragraph, Figure, Table or Map number |
|--|---|
| <b>Strategic Policy S6 - Housing and Employment Requirements</b>                                       |   |
| 6.2  | 3.6   |
| 6.3  | 3.7   |
| 6.4  | 3.8   |
| 6.5  | 3.9   |
| 6.6  | 3.10  |
| 6.7  | 3.11  |
| 6.8  | 3.12  |
| 6.9  | 3.13  |
| Table 1 : Housing supply   | Table 3 : Housing supply  |
| 6.10   | 3.14  |
| 6.11   | 3.15  |
| 6.12   | 3.16  |
| 6.13   | 3.17  |
| 6.14   | 3.18  |
| 6.15   | 3.19  |
| 6.16   | 3.20  |
| 6.17   | 3.21  |
| 6.18   | 3.22  |
| 6.19   | 3.23  |
| 6.20   | N/A   |
| <b>Strategic Policy S7 - The Spatial Strategy</b>  |   |
| Figure 14 : Key Diagram  | Figure 2 : Key Diagram  |
| 6.21   | 3.24  |
| 6.22   | 3.25  |
| 6.23   | 3.26  |

B - Table of previous Pre-Submission (Regulation 19) Local Plan paragraph numbers

| <b>Local Plan Pre-Submission (Regulation 19) consultation document paragraph, Figure, Table or Map number</b> | <b>Local Plan Focused Consultation Additional Sites (Regulation 19) paragraph, Figure, Table or Map number</b> |
|---|--|
| 6.24  | 3.27   |
| 6.25  | 3.28   |
| 6.26  | 3.29   |
| 6.27  | 3.30   |
| 6.28  | 3.31   |
| 6.29  | 3.32   |
| 6.30  | 3.33   |
| 6.31  | 3.34   |
| 6.32  | 3.35   |
| 6.33  | 3.36   |
| 6.34  | 3.37   |
| 6.35  | 3.38   |
| 6.36  | 3.39   |
| 6.37  | 3.40   |
| 6.38  | 3.41   |
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| 6.53  | 3.56   |
| 6.54  | 3.57   |
| 6.55  | 3.58   |

## B - Table of previous Pre-Submission (Regulation 19) Local Plan paragraph numbers

| Local Plan Pre-Submission (Regulation 19) consultation document paragraph, Figure, Table or Map number | Local Plan Focused Consultation Additional Sites (Regulation 19) paragraph, Figure, Table or Map number |
|--|---|
| <b>Draft Policies Map</b>  |   |
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| Map 28 : Rettendon Place and Map 2 : Chelmsford South  | Map : SGS20 - Rettendon Place   |
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Chelmsford City Council

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## **Chelmsford Local Plan**

Integrated Impact Assessment (IIA): Focused  
Consultation Additional Sites (Regulation 19)  
Addendum

For Chelmsford Policy Board  
6 November 2025

**NOT FINAL PUBLICATION VERSION**



Chelmsford City Council

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## **Chelmsford Local Plan**

**Integrated Impact Assessment (IIA): Focused Consultation  
Additional Sites (Regulation 19) Addendum**

**Type of document (version) Public**

**Project no. 62280321**

**Date: November 2025**

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# Quality control

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| <b>Issue/revision</b> | <b>First issue</b> | <b>Revision 1</b> | <b>Revision 2</b> | <b>Revision 3</b> |
|-----------------------|--------------------|-------------------|-------------------|-------------------|
| Remarks               | First draft        | Final             |                   |                   |
| Date                  | 26/09/2025         | 28/10/2025        |                   |                   |
| Prepared by           | EA                 | EA                |                   |                   |
| Checked by            | RD                 | RD                |                   |                   |
| Authorised by         | AP                 | AP                |                   |                   |
| Project number        | 62280321           | 62280321          |                   |                   |
| Report number         | V1                 | V2                |                   |                   |



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# Non-Technical Summary

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## Introduction

This Addendum to the Pre-Submission IIA<sup>1</sup> has been produced to accompany the Focused Consultation Additional Sites (Regulation 19) Document<sup>2</sup> produced by Chelmsford City Council. In light of changed circumstances for preparation of the Local Plan, the City Council is undertaking a focused consultation seeking representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, four expanded housing sites and one expanded employment site.

Table NTS1 summaries the matters considered in this Addendum.

**Table NTS1 – Summary of Issues Considered in this Addendum**

| Issue   | Change from Pre-Submission Document   | Location                                  |
|---|---|---|
| Consideration of preferred and reasonable alternative spatial approach in light of contextual changes to plan preparation | Appraisal of approached to incorporating new and expanded sites in response to changing plan-making context | Section 2.3 and Appendix A and Appendix B |
| Proposed additional and expanded sites to meet the housing and employment land shortfall                                  | New and expanded sites  | Section 3 and Appendix C and Appendix D   |
| GIS Analysis of additional SHELAA sites   | Analysis of recently received SHELAA Sites  | Appendix D                                |
| Habitats Regulations Assessment   | Screens additional and expanded sites   | Appendix F                                |

## Changes to the Context of the Local Plan Review

Following the conclusion of the Regulation 19 Local Plan consultation in February-March 2025, several significant events have taken place, these being:

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<sup>1</sup> WSP (2025) Integrated Impact Assessment of the Pre-Submission Chelmsford Local Plan

<sup>2</sup> Chelmsford City Council (2025) Focused Consultation Additional Sites (Regulation 19) Document

- Three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
- The reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
- As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council currently does not have 5 years of deliverable housing supply
- The Government announced the cancellation of the A12 Chelmsford to A120 Widening Scheme which had planning permission through a Development Consent Order (DCO).

Consequently, the Council is not currently able to demonstrate a 5 Year Housing Land Supply (5YHLS) for decision-making. Taking into account the changes above, the reassessment and re-profiling of the Council's housing land supply indicates that for decision making on current planning applications there is a projected 3.88 years of housing supply.

### **Consideration of Reasonable Alternatives**

To demonstrate a 5YHLS, the key choices to address the residual need are:

- **Option 1:** Allocate a number of additional small sites and increase capacity at some existing small allocations, that are able to deliver the required number of homes early in the plan period.
- **Option 2:** Allocate an additional large strategic site or sites (assume a maximum of two) that is/ are able to deliver the required number of homes early in the plan period. Note: the Local Plan defines a strategic site as comprising 100 dwellings or more; these allocations would need to be in order of 500 to 1,000 dwellings.

The Options have been assessed against IIA Criteria. Option 1 is considered to demonstrate higher performance than Option 2, specifically:

**Option 1** is selected as the preferred approach because:

- It complies well with the Local Plan's Strategic Priorities, Vision, Spatial Principles.
- It is in accordance with the settlement hierarchy.
- It performs well in respect of housing and economy and employment, and relatively well in respect of sustainable living and revitalisation, health and wellbeing, and transport.
- It makes the best use of existing and proposed infrastructure capacity.
- It includes employment sites.
- Sites are expected to be delivered within the first five years of the Plan.

**Option 2** is rejected because:

- It deviates from the Local Plan's Strategic Priorities, Vision, Spatial Principles.
- It is not in accordance with the settlement hierarchy
- It performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.
- Transport and other infrastructure requirements are unproven.
- Deliverability cannot be relied upon within the first five years of the Plan, due to being part of larger development areas.

### **Assessment of Option Performance**

As set out in **Chapter 2 Table 2.2**, and **Appendix B**, the assessment of the proposed strategy and its reasonable alternative concludes that the proposed strategy is preferable, reflecting a logical extension of the existing spatial strategy, deliverability of the proposed sites with best use made of existing infrastructure.

By contrast, the reasonable alternative of identifying a single large site or sites would not comply with the existing spatial strategy, has unproven delivery in the timeframe required, is judged to perform relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.

In light of the above, the proposed strategy of allocating new and expanded sites across the plan area is considered to be the most reasonable means of addressing the emerging issues confronted as part of the preparation and delivery of the Local Plan.

### **Assessment of additional sites**

The proposed additional sites have been assessed through the IIA and the findings are presented in **Appendix C** and informed by the RAG scores for the sites presented in **Appendix D** and the RAG scores presented in **Appendix M** of the Pre-Submission IIA.

The assessment of individual sites (summarised in **Table 3.1**) demonstrates a range of potential sustainability effects which whilst identifying issues such as greenfield land-take and to a lesser extent biodiversity, landscape and cultural heritage issues to be addressed through detailed site investigation and potential mitigation, nevertheless present a broadly positive or neutral assessment of performance.

### **Conclusions**

The Addendum assesses the options associated with the delivery of the additional sites and concludes that the preferred approach the proposed strategy is preferable, reflecting a logical extension of the existing spatial strategy, deliverability of the proposed sites with best use made of existing infrastructure. By contrast, the reasonable alternative of identifying a single large site or sites would not comply with the existing spatial strategy, has unproven delivery in the timeframe required,



performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.

The Addendum assesses the sustainability performance of the sites proposed to deliver the preferred spatial strategy approach. Overall, the sustainability performance of the proposed sites, in light of their contribution to the Local Plan spatial strategy and mitigation proposed through specific Site Policies associated with each of them, is as good as or better than the rejected sites in the Pre-Submission IIA.

In light of the contents of the Council's Additional Sites (Regulation 19) Document, no changes to the HIA or EqIA are considered to be required, nor wider changes to the policy assessment.

### **Implications for the Existing IIA Assessment, including HIA, EqIA and Cumulative Effects**

No changes to HIA, EqIA and assessment of cumulative effects were considered necessary reflecting the proposed approach conforming with the existing spatial strategy and additional site allocations individually being of a proportionately minor scale.

### **Minor Corrections to the IIA Report**

In light of representations made on the Pre-Submission IIA Report a number of minor corrections and clarifications have been made concerning scoring of site performance (two sites), clarity of figures in the evidence base, and amendment to a summary table.

### **Habitats Regulations Assessment**

An HRA Addendum has been produced providing an assessment of the potential implications of the additional sites for European Habitats. This is presented in Appendix F of this Addendum and found that the proposed changes to the Local Plan do not affect the findings of the HRA. The Local Plan will not have adverse effects on any European sites either alone or in combination.

### **This Consultation: How to Give Us Your Views**

We would welcome your views on any aspect of the IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

Please provide your comments by 4pm on 8<sup>th</sup> January 2026. The Council encourages people to submit comments via its consultation portal at: [www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult)

Alternatively, comments can be sent:

- By email – [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)



- By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/table/appendix your comments relate to.
- Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

Full details of how to make comments can be found in the Consultation Statement available at: [www.chelmsford.gov.uk/as-sor](http://www.chelmsford.gov.uk/as-sor)

### **Next Steps**

Following the consultation, the Additional Sites (Regulation 19) consultation and Pre-Submission Local Plan will be submitted alongside all the representations received to the February to March 2025 consultation and the current focused consultation, to the Secretary of State for examination by an independent Planning Inspector.

# 1 Introduction

---

- 1.1.1. This document is an Addendum to the Pre-Submission IIA<sup>3</sup> and has been produced to accompany the Focused Consultation Additional Sites (Regulation 19) Document<sup>4</sup> produced by Chelmsford City Council. In light of changed circumstances for preparation of the Local Plan<sup>5</sup>, the City Council is undertaking a focused consultation seeking representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, four expanded housing expanded sites and one expanded employment site. This Addendum will form part of that consultation.
- 1.1.2. The document contains the following sections:
1. Identification and assessment of Reasonable Alternatives in respect of the proposed development approach. This includes Assessment of the Sites which comprise the proposed approach.
  2. Assessment of the Proposed Changes to the Local Plan
    - a. 11 new and three expanded housing site allocation policies
    - b. One expanded employment site allocation policy
    - c. Key consequential tracked changes to Strategic Policy S6 – Housing and Employment Requirements
    - d. Key consequential tracked changes to Strategic Policy S7 – The Spatial Strategy
  3. Corrections and clarifications to the Pre-Submission IIA identified as part of the public consultation undertaken in February-March 2025.
- 1.1.3. **Table 1-1** summaries the matters considered in this Addendum.

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<sup>3</sup> WSP (2025) Integrated Impact Assessment of the Pre-Submission Chelmsford Local Plan

<sup>4</sup> Chelmsford City Council (2025) Additional Sites (Regulation 19) Document

<sup>5</sup> The changed circumstances are:

- Three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
- The reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
- As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council does not have 5 years of deliverable housing supply
- The Government announced the cancellation of the A12 Chelmsford to A120 Widening Scheme which had planning permission through a Development Consent Order (DCO).

**Table 1-1 – Summary of Issues Considered in this Addendum**

| Issue   | Change from Pre-Submission Document   | Location                                  |
|---|---|---|
| Consideration of preferred and reasonable alternative spatial approach in light of contextual changes to plan preparation | Appraisal of approached to incorporating new and expanded sites in response to changing plan-making context   | Section 2.3 and Appendix A and Appendix B |
| Proposed additional and expanded sites to meet the housing and employment land shortfall                                  | New and expanded sites  | Section 3 and Appendix C and Appendix D   |
| GIS Analysis of additional SHELAA sites   | Analysis of recently received SHELAA Sites  | Appendix D                                |
| Minor Corrections to the Pre-Submission IIA   | Minor corrections and clarifications concerning scoring of site performance (two sites), clarity of figures in the evidence base, and amendment to a summary table. | Appendix E                                |
| Habitats Regulations Assessment   | Screens additional and expanded sites   | Appendix F                                |

## 2 Assessment of Alternatives for the Additional Sites (Regulation 19) Document

### 2.1 Introduction

- 2.1.1. This section explains how alternatives have been identified for the Focused Consultation Additional Sites (Regulation 19) Document, specifically in respect of the response to the need to identify a revised approach to delivering the 5yrHLS.
- 2.1.2. The analysis sets out the findings of the alternatives assessment and outlines reasons for their selection or rejection. A brief summary is provided on the work carried out at previous stages in plan-making to identify and assess alternatives, followed by the identification and assessment of alternatives for meeting additional growth requirements.

### 2.2 Summary of the Consideration of Alternatives at Previous Stages in Plan-Making Issues and Options (2022)

- 2.2.1. At the Issues and Options stage, five spatial approaches relating to the distribution of the proposed housing and employment growth were identified and assessed through the IIA. These are set out in the following table.

|  | Approach A:<br>Growing Existing Strategy | Approach B:<br>Growth in Urban Areas | Approach C:<br>Wider Strategy | Approach D:<br>Growth Along Transport Corridors | Approach E:<br>New Settlement |
|--|--|--------------------------------------|-------------------------------|---|-------------------------------|
| Brownfield sites in Chelmsford Urban Area  | 1,000                                    | 2,500                                | 1,000                         | 1,000   | 1,000                         |
| Edge of Chelmsford extension ((West Chelmsford, East Chelmsford)   | 1,500                                    | 1,500                                | 1,500                         | 500   |                               |
| North of South Woodham Ferrers   | 500                                      | 500                                  | 500                           | 500   |                               |
| North East Chelmsford  | 3,500*                                   | 3,500*                               | 3,500*                        | 4,500*  | 3,000*                        |
| Key Service Settlements (Bicknacre, Boreham, Broomfield, Danbury, Great Leighs)                                    | 1,500**                                  |                                      | 1,000**                       |   |                               |
| Service Settlements (East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers) |  |                                      | 500**                         |   |                               |
| Settlements with good proximity to transport corridors (Chatham Green, Howe Green, Rettendon Common)               |  |                                      |                               | 1,500**   |                               |
| New Strategic Settlement/ Garden Community (Hammonds Farm)   |  |                                      |                               |   | 4,000                         |

\* 2,500 is already within the existing allocation area but not allocated for development within the current Plan period up to 2036

\*\* Split across one or more settlement

- 2.2.2. All approaches were found to be capable of delivering housing and employment land requirements over the plan period, resulting in positive sustainability effects. There are broadly similar likely effects (mixed positive and negative) across all approaches in respect of biodiversity, cultural heritage, flood risk, land use and resource use. Potential uncertainty was shown in respect of sustainable living and revitalisation, air quality and climate change associated with Approach D which is an untested approach. For all approaches, water resource use is an issue, reflecting regional local supply deficits.
- 2.2.3. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in feedback reports published in Autumn 2024. These showed both support and opposition to the proposed Spatial Approaches. Respondents commented on the types of location, with many focused on one of the five Spatial Approaches – with a mixed reception overall.
- Growth in urban areas is supported as a sustainable approach.
  - Expanding allocated sites raised concerns about the ability of infrastructure to cope, although is supported for sustainability.
  - Growth along transport corridors received a mixed response: the A12 should be included, it can provide good access, but it may direct growth away from the city.
  - Development at larger villages is not supported due to impact on Danbury and South Woodham Ferrers, although sustainability is seen as more important than village size.
  - Development at smaller villages is not supported due to impact on small community character, access and services, although it could support local vitality.
  - A new large settlement is generally opposed for a wide number of reasons including landscape, environment, loss of agricultural land, impact on services and roads, lack of flexibility, potential delays in delivery although limited support was shown for a sensitive approach.

### **Preferred Options (2024)**

- 2.2.4. At the Preferred Options stage, the number and locations for houses, employment and businesses were identified, along with site allocation policies for future development, and development management policies. Further details on the findings of the IIA on the Preferred Options including identified alternatives, and reasons for the selection or rejection of alternatives are presented in Chapter 5 the Preferred Options IIA Report (2024).
- 2.2.5. The overall preferred approach (summarised in section 5.5.44 & 5.5.45 of the Preferred Options Report) was to *focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of Chelmsford; sustainable urban extensions around Chelmsford; expansion of existing*

employment sites; and development around Key Service and Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy. Development will be focused in three broad growth areas: Growth Area 1 - Central and Urban Chelmsford; Growth Area 2 - North Chelmsford; Growth Area 3 - South and East Chelmsford.

## Pre-Submission (2025)

- 2.2.6. The Pre-Submission stage was consulted on as the final version of the Local Plan. Through the IIA further consideration was given to reasonable alternatives, in light of updated national planning policy and guidance, local plan evidence and representations made on the Preferred Options consultation.
- 2.2.7. Six spatial strategy options were identified and assessed to explore different amounts and distributions for residential and employment growth based on available evidence at the time. It was identified that the key choices for meeting the remaining residual needs essentially related to the selection of individual, or combinations of, five large-scale site options. At this stage, it was not considered appropriate to try and meet the remaining residual needs through a selection of smaller sites and the reasons for this are explained in Chapter 6, Paragraphs 6.4.42 and 6.4.43, in the Pre-Submission IIA Report (2025).

| Option   | Total number of dwellings <sup>124</sup> | Total employment floorspace |
|--|--|-----------------------------|
| <b>Option 1:</b> Lower Growth includes existing adopted Local Plan allocations and no further new allocations.   | 11,867                                   | 67,146 sqm                  |
| <b>Option 2a:</b> Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, East Chelmsford Garden Community (Hammonds Farm) (CFS83) and Land adjacent to A12 Junction 18 Employment Area (21SHELAA5).  | 16,100                                   | 162,646 sqm                 |
| <b>Option 2b:</b> Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Chatham Green (21SHELAA65; 21SHELAA66) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).  | 16,100                                   | 162,646 sqm                 |
| <b>Option 2c:</b> Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55). | 16,100                                   | 162,646 sqm                 |
| <b>Option 2d:</b> Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Howe Green and Rettendon Common/ Place (CFS131; CFS132) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).   | 16,100                                   | 162,646 sqm                 |
| <b>Option 3:</b> Higher growth includes the sites outlined under Option 2a and Option 2c. Also includes an increased number of dwellings on East Chelmsford Garden Community (Hammonds Farm) (CFS83) and West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183).            | 19,488                                   | 248,946 sqm                 |

2.2.8. Further details on the identified alternatives, findings of the IIA and reasons for the selection or rejection of alternatives are presented in Chapter 6 of the Pre-Submission IIA Report (2025).

## 2.3 Consideration of reasonable alternatives for the Additional Sites (Regulation 19) Document

### Identification of Reasonable Alternatives

2.3.1. Following the conclusion of the Pre-Submission Regulation 19 Local Plan consultation in February-March 2025, several significant events have taken place, these being:

- Three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
- The reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
- As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council does not have 5 years of deliverable housing supply
- The Government announced the cancellation of the A12 Chelmsford to A120 widening scheme which had planning permission through a Development Consent Order (DCO).

2.3.2. Consequently, the Council is not currently able to demonstrate a 5 Year Housing Land Supply (5YHLS) for decision-making. Taking into account the changes above, the reassessment and re-profiling of the Council's housing land supply indicates that for decision making on current planning applications there is a projected 3.88 years of housing supply.

2.3.3. In order to demonstrate a 5YHLS, the key choices to address the residual need are:

- **Option 1:** Allocate a number of additional small sites and increase capacity at some existing small allocations, that are able to deliver the required number of homes early in the plan period.
- **Option 2:** Allocate an additional large strategic site or sites (assume a maximum of two) that is/ are able to deliver the required number of homes early in the plan period. Note: the Local Plan defines a strategic site as comprising 100 dwellings or more; these allocations would need to be in order of 500 to 1,000 dwellings.

2.3.4. Each option is explored in further detail below.

## Option 1: Allocate New Small Sites and Increase Capacity at Existing Sites

2.3.5. The Council has identified a number of new small sites and existing allocations that could deliver additional capacity and these are presented in **Table 2.1** below.

**Table 2.1 Proposed Additional Site Allocations**

| Policy Reference                   | Settlement                                    | Status             | Site Location   | Dwellings/<br>Employment<br>Space             |
|------------------------------------|---|--------------------|---|---|
| Strategic Growth Site Policy 1dd   | 1 City Centre (CC)/Chelmsford Urban Area (UA) | New site           | Land at Former Kay-Metzeler Premises, Brook Street      | 100   |
| Strategic Growth Site Policy 18a   | 18 North West Chelmsford                      | New site           | Land North West of Chelmsford (North of Hollow Lane)    | 100   |
| Strategic Growth Site Policy 19    | 19 Land West of Patching Hall Lane            | New site           | Land West of Patching Hall Lane                         | 200   |
| Strategic Growth Site Policy 7b    | 7 Great Leighs                                | Increased capacity | Land East of London Road                                | 390 (of which 190 are specialist residential) |
| Strategic Growth Site Policy 9a    | 9 Boreham                                     | Increased capacity | Waltham Road Employment Area                            | 14,000sqm                                     |
| Growth Site Policy 9b              | 9 Boreham                                     | New site           | Land to the East of 118 to 124 Plantation Road, Boreham | 60 specialist residential                     |
| Growth Site Policy 9c              | 9 Boreham                                     | New site           | South of Main Road and Dukes Wood Close, Boreham        | 22 specialist residential                     |
| Growth Site Policy GS14b           | 14 Ford End                                   | Increased capacity | Land South of Ford End Primary School                   | 75  |
| Strategic Growth Site Policy GS11c | 11 Bicknacre                                  | Increased capacity | Land West of Barbrook Way                               | 250   |
| Strategic Growth Site Policy 17c   | 17 East Hanningfield                          | New site           | Land South of Rough Hill Complex, The Tye               | 115   |
| Strategic Growth Site Policy 17d   | 17 East Hanningfield                          | New site           | Land South and South East of East Hanningfield Village  | 150   |
| Growth Site Policy 17e             | 17 East Hanningfield                          | New site           | Land South Of Windmill Farm Back Lane                   | 40  |
| Strategic Growth Site Policy 20    | 20 Rettendon Place                            | New site           | Land to East and North of Rettendon Place               | 350   |
| Growth Site Policy 21a             | 21 Woodham Ferrers                            | New site           | Land North of Old Rectory Lodge, Main Road              | 15  |
| Growth Site Policy 21b             | 21 Woodham Ferrers                            | New site           | Land North Of Congregational Church, Main Road          | 15  |

## Option 2: Allocate an additional strategic site or sites

- 2.3.6. The Pre-Submission IIA Report identified in Chapter 6 the key choices for meeting the residual need at that stage, essentially related to the selection of individual or combinations of the following five larger-scale site options:
- East Chelmsford Garden Community (Hammonds Farm) (CFS83) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
  - Land adjacent to A12 Junction 18 Employment Area (21SHELAA5) has capacity for 43,000 sqm of floorspace.
  - Chatham Green (21SHELAA65; 21SHELAA66) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
  - West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
  - Howe Green and Rettendon Common/Place (CFS131; CFS132) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
  - Land East and West of the A12, North and North West of Howe Green Sandon has capacity for 43,000 sqm of floorspace.
- 2.3.7. These sites were included under the spatial strategy options that were assessed and presented in the Pre-Submission IIA Report (Table 6.4 & Table 6.5), reproduced in **Appendix A**, (Options 2a, 2b, 2c and 2d: Transitional Growth and Option 3: Higher Growth).
- 2.3.8. The East Chelmsford Garden Community (Hammonds Farm) and Land adjacent to A12 Junction 18 Employment Area are already identified as allocations in the Pre-Submission Local Plan. As a result, that leaves the following sites to potentially deliver the residual need:
- Chatham Green (21SHELAA65; 21SHELAA66) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
  - West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
  - Howe Green and Rettendon Common/ Place (CFS131; CFS132) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
- 2.3.9. The particular challenge associated with allocating an additional strategic site or sites is that strategic sites often have longer lead-in times meaning that delivery early in the plan period is less likely compared to Option 1 (Allocate New Small Sites and Increase Capacity at Existing Sites)
- 2.3.10. These potential developments were previously tested as Options 2b, 2c and 2d respectively (see Table 6.5 reproduced in **Appendix A**). Options 2b, 2c and 2d all offered similar types of performance, and were generally poorer performing than the

Proposed Spatial Strategy (Option 2a), particularly in respect of Objective 4 Sustainable Living and Revitalisation and Objective 6 Transport, reflecting housing-led developments without established sustainable infrastructure connections and consequent reliance on use of the private car, at least in the short and medium term. Whilst relatively large-scale developments could in principle over time deliver a relatively high degree of self-sufficiency, there is a risk that this will not be achieved.

## Assessment of Reasonable Alternatives

2.3.11. **Table 2-2** presents the summary assessment of sustainability performance of the two options identified as reasonable alternatives, with the full analysis against IIA Objectives set out in **Appendix B**. The key for the scoring system used is presented below in **Table 2-1**.

**Table 2-1 - Scoring System Used in the Assessment of Reasonable Alternatives**

| Score                       | Description  | Symbol |
|-----------------------------|--|--------|
| Significant Positive Effect | The approach contributes significantly to the achievement of the objective.  | ++     |
| Minor Positive Effect       | The approach contributes to the achievement of the objective but not significantly.  | +      |
| Neutral                     | The approach does not have any effect on the achievement of the objective  | 0      |
| Minor Negative Effect       | The approach detracts from the achievement of the objective but not significantly.   | -      |
| Significant Negative Effect | The approach detracts significantly from the achievement of the objective.   | --     |
| No Relationship             | There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.  | ~      |
| Uncertain                   | The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made. | ?      |

**Table 2-2 - Summary Assessment of Delivery Strategy Options**

| Assessment Objective  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| <b>Reasonable Alternative</b>   |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| 1. Existing Proposed Sites and Additional Sites (Preferred Approach)          | +/-/?                          | ++         | ++                              | +/-                                      | +/-                     | +/-/?        | +/--                | +/-      | +/-                             | 0               | +/-                | ~                               | +/-/?                 | +/-/?                       |
| 2. Existing Proposed Sites and Additional Large Sites at one or two locations | +/-/?                          | ++/?       | +/-                             | -/?                                      | -/?                     | -/?          | +/--                | +/-      | +/-                             | 0               | +/-                | ~                               | +/-/?                 | +/-/?                       |

**Outline reasons for the selection of the preferred approach and rejection of alternatives**

2.3.12. The Council’s outline reasons for the selection of the preferred approach and rejection of alternatives are provided below.

2.3.13. **Option 1** is selected as the preferred approach because:

- It complies well with the Local Plan’s Strategic Priorities, Vision, Spatial Principles.
- It is in accordance with the settlement hierarchy.
- It performs well in respect of housing and economy and employment, and relatively well in respect of sustainable living and revitalisation, health and wellbeing, and transport.
- It makes the best use of existing and proposed infrastructure capacity.



- It includes employment sites.
- Sites are expected to be delivered within the first five years of the Plan.

2.3.14. **Option 2** is rejected because:

- It deviates from the Local Plan's Strategic Priorities, Vision, Spatial Principles.
- It is not in accordance with the settlement hierarchy
- It performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.
- Transport and other infrastructure requirements are unproven.
- Deliverability cannot be relied upon within the first five years of the Plan, due to being part of larger development areas.

## 3 Assessment of the Local Plan Additional Sites (Regulation 19) consultation

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### 3.1 Introduction

The Pre-Submission Plan and accompanying IIA Report were published for consultation from 4<sup>th</sup> February to 18<sup>th</sup> March 2025. In response to the significant events identified in paragraph 2.3.1 above, the Council has identified additional site allocations for inclusion within the review of the Local Plan to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found “sound” at examination. It will also allow time to assess the implications of the cancellation of the A12 Chelmsford to A120 Widening Scheme and to continue discussions with National Highways and Homes England regarding a funding solution.

3.1.1. This Chapter presents the assessment of the proposed changes to the plan, in summary:

- 11 new and three expanded housing site allocation policies
- One expanded employment site allocation policy
- Key consequential tracked changes to Strategic Policy S6 – Housing and Employment Requirements
- Key consequential tracked changes to Strategic Policy S7 – The Spatial Strategy

### 3.2 Assessment of the Proposed Strategy and the Reasonable Alternative

3.2.1. As set out in **Chapter 2 Table 2.2**, and **Appendix B**, the assessment of the proposed strategy and its reasonable alternative concludes that the proposed strategy is preferable, reflecting a logical extension of the existing spatial strategy, deliverability of the proposed sites with best use made of existing infrastructure.

3.2.2. By contrast, the reasonable alternative of identifying a single large site or sites would not comply with the existing spatial strategy, has unproven delivery in the timeframe required, performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.

3.2.3. In light of the above, the proposed strategy of allocating new and expanded sites across the plan area is considered to be the most reasonable means of addressing the emerging issues (as set out in para 2.3.1 above) confronted as part of the preparation and delivery of the Local Plan.

### 3.3 Assessment of additional sites

- 3.3.1. The proposed additional sites have been assessed through the IIA and the findings are presented in **Appendix C** and informed by the RAG scores for the sites presented in **Appendix D** and the RAG scores presented in **Appendix M** of the Pre-Submission IIA.
- 3.3.2. The assessment of individual sites (summarised in **Table 3-2**) demonstrates a range of potential sustainability effects which whilst identifying issues such as greenfield land-take and to a lesser extent biodiversity, landscape and cultural heritage issues to be addressed through detailed site investigation and potential mitigation, nevertheless present a broadly positive or neutral assessment of performance. The key for the scoring system is presented below in **Table 3-1**.

**Table 3-1 - Scoring System Used in the Assessment of Proposed Site Allocations**

| Score                       | Description  | Symbol |
|-----------------------------|--|--------|
| Significant Positive Effect | The approach contributes significantly to the achievement of the objective.  | ++     |
| Minor Positive Effect       | The approach contributes to the achievement of the objective but not significantly.  | +      |
| Neutral                     | The approach does not have any effect on the achievement of the objective  | 0      |
| Minor Negative Effect       | The approach detracts from the achievement of the objective but not significantly.   | -      |
| Significant Negative Effect | The approach detracts significantly from the achievement of the objective.   | --     |
| No Relationship             | There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.  | ~      |
| Uncertain                   | The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made. | ?      |

**Table 3-2 - Summary Assessment of Proposed Site Allocations**

| Site   | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|--|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| Former Kay-Metzeler, 21SHELAA18 (Part), New site SGS1dd  | 0                              | ++         | +                               | ++                                       | ++                      | ++           | ++                  | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | ++                          |
| Land East of London Road, Great Leighs 21SHELAA70, Increased capacity at SGS7b                 | -/?                            | ++         | +                               | ++                                       | ++                      | ++           | -                   | 0        | 0                               | 0               | ~                  | -/?                             | -/?                   | -/?                         |
| Land West Of Barbrook Way, Bicknacre, CFS158, Increased capacity at GS11c                      | -                              | ++         | +/-                             | +/-                                      | +/-                     | ++           | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| Land to the East of 118 to 124 Plantation Road, Boreham, 21SHELAA78/ 21SHELAA64, New site GS9b | 0                              | +          | +/?                             | +/?                                      | +/?                     | +/-          | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| South of Main Road and Dukes Wood Close, Boreham, New site GS9c                                | 0                              | +          | +/?                             | +/?                                      | +/?                     | +/-          | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |

| Site   | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|--|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| Land North West of Chelmsford, New site, CFS182 / 18SLAA9, SGS18a                      | -                              | ++         | 0                               | +/-                                      | +                       | 0            | -                   | 0        | 0                               | 0               | ~                  | -/?                             | 0                     | 0                           |
| Land West of Patching Hall Lane, New site, 21SHELAA100 SGS19                           | -                              | ++         | 0                               | +/-                                      | +                       | 0            | -                   | 0        | 0                               | 0               | ~                  | -/?                             | 0                     | 0                           |
| Land South of Ford End Primary School, CFS216, Increased capacity at GS14b             | 0                              | +          | 0                               | +/-                                      | +/-                     | +            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| Land South of Rough Hill Complex, The Tye, East Hanningfield 15SLAA48, New site SGS17c | 0                              | ++         | +                               | 0  | 0                       | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| Land to East and North of Rettendon Place, 15SLAA40 / CFS232, New site SGS20           | 0                              | ++         | +                               | 0  | 0                       | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |



| Site  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| Land North of Old Rectory Lodge, Main Road, Woodham Ferrers, 24SHELAA9, New site GS21a            | 0                              | +          | 0                               | +/-                                      | +/-                     | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| Land North Of Congregational Church, Main Road, Woodham Ferrers, 24SHELAA10, New site GS21b       | 0                              | +          | 0                               | +/-                                      | +/-                     | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| Land South and South East of East Hanningfield Village East Hanningfield, CFS130, New site SGS17d | 0                              | ++         | +                               | +/-                                      | +/-                     | 0            | --                  | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| Land South Of Windmill Farm Back Lane East Hanningfield, 17SLAA7, New site GS17e                  | 0                              | +          | +                               | +/-                                      | +/-                     | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| Waltham Road Employment Area, Boreham, 21SHELAA20, Increased capacity at SGS9a                    | -/?                            | +          | ++                              | +  | +/-                     | +/-          | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |

### **3.4 Assessment of Local Plan Strategic Policies**

- 3.4.1. The proposed amendments to Policies S6 and S7 are considered to be minor in nature (see Additional Sites (Regulation 19) Document) and reflect the need to adjust the approach to short-term housing delivery. Consequently, no changes to the assessment presented in the Pre-Submission IIA have been identified.
- 3.4.2. The proposed corrections to Pre-Submission IIA Report (see section 4 below) are of a minor nature and do not prompt the need for the re-assessment of policies or sites.

### **3.5 Assessment of cumulative effects**

- 3.5.1. The proposed new and expanded sites do not change the overall assessment of cumulative effects in the IIA Report (see Chapter 7) reflecting the fact that they are part of the existing spatial strategy. In addition, both individually and collectively, they are not of a scale to affect specific aspects of the plan (for example in respect of biodiversity or resource use).

### **3.6 HIA and EqIA**

- 3.6.1. The proposed changes arising from the Additional Sites (Regulation 19) Consultation are not considered to require any changes to be made to the HIA and EqIA. This reflects the proposed continuation of the existing spatial strategy which was found to have beneficial effects in respect of HIA and EqIA, as well as the limited scale of the proposed allocations (comprising small scale site extensions and new sites) which neither individually nor together will influence the findings of these assessments.

### **3.7 Habitats Regulations Assessment Report**

- 3.7.1. A HRA Report Addendum has been produced (see Appendix F) to consider the proposed changes arising from the publication of the Council's Focused Consultation Additional Sites (Regulation 19) Document. The Addendum found that the proposed changes to the Local Plan do not affect the findings of the previous HRA work (presented in Appendix N of the Pre-Submission IIA Report). The Local Plan will not have adverse effects on any European sites either alone or in combination.

## 4 Corrections to the IIA Report

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- 4.1.1. Following pre-submission consultation on the IIA, the following corrections and amendments were identified:
- Corrections to the scoring of two sites: 21SHELAA97 (land south of Writtle), and 21SHELAA98 (land at Skeggs Farm) in Appendix M of the Pre-Submission IIA.
  - Attention to the legibility of three figures (3.7, 3.8 and 3.9) relating to the travel times to key services.
  - Confirmation of the Scoring in Table 5.8, identified as inconsistent with Appendix G of the Pre-Submission IIA.
- 4.1.2. Responses to the above are set out in **Appendix E**, comprising:
- Corrected scores for 21SHELAA97 (land south of Writtle), and 21SHELAA98 (land at Skeggs Farm).
  - Enhanced legibility for Figures 3.7, 3.8 and 3.9
  - The corrected scores for Table 5.8, now consistent with Appendix G of the Pre-Submission IIA.
- 4.1.3. The corrections identified above do not change the conclusions set out in the IIA Report, including the HIA, EqIA and HRA.

## 5 Conclusions and Next steps

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### 5.1 Conclusions

- 5.1.1. This Addendum to the Pre-Submission IIA Report considers the proposed changes arising from the publication of the Council's Focused Consultation Additional Sites (Regulation 19) Document which proposes the allocation of new and enlarged sites in light of changing plan-making circumstances.
- 5.1.2. The Addendum assesses the options associated with the delivery of the additional sites and concludes that the preferred approach the proposed strategy is preferable, reflecting a logical extension of the existing spatial strategy, deliverability of the proposed sites with best use made of existing infrastructure. By contrast, the reasonable alternative of identifying a single large site or sites would not comply with the existing spatial strategy, has unproven delivery in the timeframe required, performs relatively poorly in respect of economy, sustainable living, health & wellbeing and transport.
- 5.1.3. The Addendum assesses the sustainability performance of the sites proposed to deliver the preferred spatial strategy approach. Overall, the sustainability performance of the proposed sites, in light of their contribution to the Local Plan spatial strategy and mitigation proposed through specific Site Policies associated with each of them, is as good as or better than the rejected sites in the Pre-Submission IIA.
- 5.1.4. In light of the contents of the Council's Additional Sites (Regulation 19) Document, no changes to the HIA or EqIA are considered to be required, nor wider changes to the policy assessment.
- 5.1.5. The Addendum also sets out corrections and clarifications to the Pre-Submission IIA identified as a part of the consultation on the Pre-Submission IIA, as well as a bespoke HRA Addendum which responds to an issue raised by Natural England.

### 5.2 This Consultation: How to Give Us Your Views

- 5.2.1. We would welcome your views on any aspect of the IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.
- 5.2.2. Please provide your comments by 4pm on 8<sup>th</sup> January 2026. The Council encourages people to submit comments via its consultation portal at: [www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult)
- 5.2.3. Alternatively, comments can be sent:
  - By email – [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)



- By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/ table/appendix your comments relate to.
- Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

5.2.4. Full details of how to make comments can be found in the Consultation Statement available at: [www.chelmsford.gov.uk/as-sor](http://www.chelmsford.gov.uk/as-sor)

## **5.3 Next Steps**

5.3.1. Following the consultation, the Additional Sites (Regulation 19) consultation and Pre-Submission Local Plan will be submitted alongside all the representations received to the February to March 2025 consultation and the current focused consultation, to the Secretary of State for examination by an independent Planning Inspector.



# APPENDIX A Details of Spatial Strategy Options Presented in the Pre-Submission IIA

Table A1 Spatial Strategy Options in Detail (Table 6.4 in the Pre-Submission IIA)

| Site Name and SHELAA ID   | Option 1:<br>Lower Growth | Option 2a:<br>Transitional<br>growth | Option 2b:<br>Transitional<br>growth | Option 2c:<br>Transitional<br>growth | Option 2d:<br>Transitional<br>growth | Option 3:<br>Higher Growth |
|---|---------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|----------------------------|
| <b>Residential dwellings</b>  |                           |                                      |                                      |                                      |                                      |                            |
| Existing adopted Local Plan Allocations   | 11,867                    | 11,867                               | 11,867                               | 11,867                               | 11,867                               | 11,867                     |
| Additional brownfield and small site options identified earlier in Section 6 of this report.                      | 0                         | 1,233                                | 1,233                                | 1,233                                | 1,233                                | 1,233                      |
| East Chelmsford Garden Community (Hammonds Farm) (CFS83)  | 0                         | 3,000                                | 0                                    | 0                                    | 0                                    | 3,194                      |
| Chatham Green (21SHELAA65; 21SHELAA66)  | 0                         | 0                                    | 3,000                                | 0                                    | 0                                    | 0                          |
| West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) | 0                         | 0                                    | 0                                    | 3,000                                | 0                                    | 0                          |
| Howe Green and Rettendon Common/ Place (CFS131; CFS132)   | 0                         | 0                                    | 0                                    | 0                                    | 3,000                                | 3,194                      |
| <b>Total residential dwellings</b>  | <b>11,867</b>             | <b>16,100</b>                        | <b>16,100</b>                        | <b>16,100</b>                        | <b>16,100</b>                        | <b>19,488</b>              |



**Table A2 Scoring System Used in the Assessment of Reasonable Alternatives**

| Score                       | Description  | Symbol |
|-----------------------------|--|--------|
| Significant Positive Effect | The approach contributes significantly to the achievement of the objective.  | ++     |
| Minor Positive Effect       | The approach contributes to the achievement of the objective but not significantly.  | +      |
| Neutral                     | The approach does not have any effect on the achievement of the objective  | 0      |
| Minor Negative Effect       | The approach detracts from the achievement of the objective but not significantly.   | -      |
| Significant Negative Effect | The approach detracts significantly from the achievement of the objective.   | --     |
| No Relationship             | There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.  | ~      |
| Uncertain                   | The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made. | ?      |



**Table A3 Summary Scores of the Reasonable Alternatives (Table 6.5 in the Pre-Submission IIA)**

|  | Option 1:<br>Lower<br>Growth | Option 2a:<br>Transitional<br>growth | Option 2b:<br>Transitional<br>growth | Option 2c:<br>Transitional<br>growth | Option 2d:<br>Transitional<br>growth | Option 3:<br>Higher<br>Growth |
|--|------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|-------------------------------|
| 1. Biodiversity and Geodiversity         | +/-/?                        | +/-/?                                | +/-/?                                | +/-/?                                | +/-/?                                | +/-/?                         |
| 2. Housing                               | -/?                          | ++                                   | ++                                   | ++                                   | ++                                   | ++/?                          |
| 3. Economy. Skills & Employment          | -/?                          | ++                                   | ++/?                                 | ++                                   | ++/?                                 | ++/?                          |
| 4. Sustainable Living and Revitalisation | +/-                          | +/-                                  | -/?                                  | +/-                                  | -/?                                  | +/-                           |
| 5. Health and Wellbeing                  | +/-                          | +/-                                  | -/?                                  | +/-                                  | -/?                                  | +/-                           |
| 6. Transport                             | +/-/?                        | +/-/?                                | -/?                                  | -/?                                  | -/?                                  | +/-/?                         |
| 7. Land Use and Soils                    | -/?                          | -/?                                  | --/?                                 | --/?                                 | -/?                                  | --/?                          |
| 8. Water                                 | 0/?                          | -/?                                  | -/?                                  | -/?                                  | -/?                                  | --/?                          |
| 9. Flood Risk and Coastal Erosion        | 0                            | 0                                    | 0                                    | 0                                    | 0                                    | 0                             |
| 10. Air                                  | 0/?                          | 0/?                                  | -/?                                  | -/?                                  | -/?                                  | -/?                           |



|                                 | <b>Option 1:</b><br>Lower Growth | <b>Option 2a:</b><br>Transitional growth | <b>Option 2b:</b><br>Transitional growth | <b>Option 2c:</b><br>Transitional growth | <b>Option 2d:</b><br>Transitional growth | <b>Option 3:</b><br>Higher Growth |
|---------------------------------|----------------------------------|--|--|--|--|-----------------------------------|
| 11. Climate Change              | <b>0/?</b>                       | <b>0/?</b>                               | <b>-/?</b>                               | <b>-/?</b>                               | <b>-/?</b>                               | <b>-/?</b>                        |
| 12. Waste and Natural Resources | <b>+/-</b>                       | <b>+/-</b>                               | <b>+/-</b>                               | <b>+/-</b>                               | <b>+/-</b>                               | <b>+/-</b>                        |
| 13. Cultural Heritage           | <b>+/-/?</b>                     | <b>+/-/?</b>                             | <b>+/-/?</b>                             | <b>+/-/?</b>                             | <b>+/-/?</b>                             | <b>+/-/?</b>                      |
| 14. Landscape and Townscape     | <b>+/-/?</b>                     | <b>+/-/?</b>                             | <b>+/-/?</b>                             | <b>+/-/?</b>                             | <b>+/-/?</b>                             | <b>+/-/?</b>                      |



## Appendix B Assessment of Delivery Strategy Options

Table B1 Scoring System Used in the Assessment of Delivery Strategy Options

| Score                       | Description  | Symbol |
|-----------------------------|--|--------|
| Significant Positive Effect | The approach contributes significantly to the achievement of the objective.  | ++     |
| Minor Positive Effect       | The approach contributes to the achievement of the objective but not significantly.  | +      |
| Neutral                     | The approach does not have any effect on the achievement of the objective  | 0      |
| Minor Negative Effect       | The approach detracts from the achievement of the objective but not significantly.   | -      |
| Significant Negative Effect | The approach detracts significantly from the achievement of the objective.   | --     |
| No Relationship             | There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.  | ~      |
| Uncertain                   | The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made. | ?      |

**Table B2 Option 1. Assessment of Existing Proposed Sites (in the Pre-Submission Local Plan) and the Additional Sites (Preferred Approach)**

| IIA Objective   | Guide Questions   | Score               | Commentary  |
|---|---|---------------------|---|
| <p><b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p> | <ul style="list-style-type: none"> <li>Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)?</li> <li>Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest?</li> <li>Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland?</li> <li>Will it avoid damage to, and protect, geologically important sites?</li> <li>Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats?</li> <li>Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</li> <li>Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich?</li> <li>Will it provide opportunities for people to access the natural environment including green and blue infrastructure?</li> </ul> | <p><b>+/-/?</b></p> | <p><b>Likely Significant Effects</b></p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake’s Wood &amp; Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Local Wildlife Sites within and adjacent to the settlements including a Local Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation (or where sites include such designations, appropriate mitigation is implemented), there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity, emissions to air, impacts on water quality and wild bird and mammal loss from cat predation). In this regard, the HRA of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional ‘in combination’ effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>The Spatial Strategy would support the redevelopment of brownfield sites, particularly in the Chelmsford Urban Area. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West and North West Chelmsford and North of Broomfield) and South Woodham Ferrers and at, North East Chelmsford, East Chelmsford, Great Leighs, Ford End, East Hanningfield, Rettendon Common, Danbury, Bicknacre, Writtle and Galleywood will be required (it is also noted that new development in other locations to meet local needs and which is in accordance with the Local</p> |

| IIA Objective   | Guide Questions   | Score  | Commentary   |
|---|---|--|--|
|   |   |  | <p>Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Allied with the potential construction of a Chelmsford North-East Bypass as well as other infrastructure, this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites.</p> <p>The maintenance of the existing Green Wedge within the City Area allied with the delivery of sustainable urban extensions, could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain. This is considered further in the appraisal of cumulative effects in the IIA Report and HRA.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that new development would not be located on land designated for nature conservation (or where new development includes such designations, appropriate mitigation will be implemented to ensure no direct effects).</li> <li>It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact biodiversity value of sites is unknown.</li> </ul> |
| <p><b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p> | <ul style="list-style-type: none"> <li>Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing?</li> <li>Will it reduce the level of homelessness?</li> <li>Will it help to ensure the provision of good quality, well designed homes?</li> <li>Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople?</li> </ul> | <p style="text-align: center;"><b>++</b></p> | <p><b>Likely Significant Effects</b></p> <p>The Spatial Strategy would deliver the majority of the City Area's new housing allocations in and adjacent to the Chelmsford Urban Area (including East of Great Baddow / North of Sandon, West and North West Chelmsford and North of Broomfield) with smaller scale provision adjacent to South Woodham Ferrers and Key Service Settlements and Service Settlements including (inter alia) Great Leighs, Bicknacre, Ford End and East Hanningfield. This would help to meet housing needs in these settlements.</p> <p>Whilst there is the potential that housing needs in other settlements will not be met under the Spatial Strategy, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified. Opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported.</p>  |

| IIA Objective   | Guide Questions  | Score     | Commentary  |
|---|--|-----------|---|
|   |  |           | <p>Overall, the Preferred Approach has been assessed as having a significant positive effect on this objective reflecting the ability of the additional new sites of varying scales to reliably deliver the required 5YHLS target.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).</li> </ul>  |
| <p><b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p> | <ul style="list-style-type: none"> <li>Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment?</li> <li>Will it maintain and enhance economic competitiveness?</li> <li>Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs?</li> <li>Will it support the growth of new sectors including those linked to the Anglia Ruskin University?</li> <li>Will it help to diversify the local economy?</li> <li>Will it provide good quality, well paid employment opportunities that meet the needs of local people?</li> <li>Will it improve the physical accessibility of jobs?</li> <li>Will it support rural diversification and economic development?</li> <li>Will it promote a low carbon economy?</li> <li>Will it reduce out-commuting?</li> <li>Will it improve access to training to raise employment potential?</li> </ul> | <p>++</p> | <p><b>Likely Significant Effects</b></p> <p>The Spatial Strategy would focus employment growth within the Chelmsford Urban Area as well as at strategic employment sites adjacent to the north east, east and south of the Urban Area and at Boreham, and to the north of South Woodham Ferrers.</p> <p>Focusing employment growth within and on the edge of/in close proximity to the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre, town and London, are physically accessible to existing and prospective residents (although the extent to which job creation is locally significant will depend on the type of jobs created in the context of the local labour market and the recruitment policies of prospective employers). This reflects the existing transport links in these settlements and the size of the resident populations. The accessibility of these locations may be further enhanced through the provision of supporting infrastructure including a proposed new Chelmsford North-East Bypass and highways improvements as well as by existing planned infrastructure including a new rail station to the north east of Chelmsford as part of the Beaulieu development.</p> <p>Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes which would be expected to help ensure that the opportunities created are easily accessible to prospective residents. Specifically, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford (59,946 sqm), Boreham (14,000 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development.</p> <p>Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 40,000 sqm).</p> <p>Employment land provision, residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> |

| IIA Objective  | Guide Questions  | Score | Commentary  |
|--|--|-------|---|
|  | <ul style="list-style-type: none"> <li>Will it promote investment in educational establishments?</li> </ul>  |       | <p>The Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner. These Areas include: Chelmsford Racecourse, which is being developed as a major new racecourse and equestrian centre with supporting entertainment facilities; Broomfield Hospital, the largest employer in the Council's area; ARU Writtle, a long-established and nationally-recognised land-based technologies institution; Sandford Mill, a former water treatment works with the potential for mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation; and RHS Gardens at Hyde Hall, a nationally-important landscape scale gardens and a key visitor attraction. This policy provision is expected to support the continued growth and expansion of these institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development.</p> <p>Overall, the Preferred Approach has been assessed as having a significant positive effect on this objective.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</li> </ul>                            |
| <p><b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p> | <ul style="list-style-type: none"> <li>Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness?</li> <li>Will it encourage more people to live in urban areas?</li> <li>Will it enhance the public realm?</li> <li>Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres?</li> <li>Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services?</li> <li>Will it support rural areas by providing jobs, facilities and housing to meet needs?</li> </ul> | +/-   | <p><b>Likely Significant Effects</b></p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service and Service Settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. Development to the north east of Chelmsford also has the potential to complement the Beaulieu and Channels development by providing community facilities and services for residents or by enabling prospective residents to access facilities in this urban extension.</p> <p>There is a risk that growth could place pressure on existing community facilities and services within host settlements. However, the preferred Spatial Strategy may also improve the viability of existing shops, services and facilities, commensurate with an increased local population. Additionally, there would be the delivery of a range of community facilities and services, alongside retail provision, at the key growth locations. This would be expected to help address increased demand arising from new development and could also benefit existing residents.</p> <p>There are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs) being within the most deprived in the country. These LSOAs are predominantly focused within the Chelmsford Urban Area and include the wards of Marconi, Patching Hall and</p> |

| IIA Objective   | Guide Questions  | Score      | Commentary   |
|---|--|------------|--|
|   | <ul style="list-style-type: none"> <li>• Will it maintain and enhance community facilities and services?</li> <li>• Will it increase access to schools and colleges?</li> <li>• Will it enhance accessibility to key community facilities and services?</li> <li>• Will it align investment in services, facilities and infrastructure with growth?</li> <li>• Will it contribute to regeneration initiatives?</li> <li>• Will it foster social cohesion?</li> </ul>   |            | <p>St Andrews. By focusing development within and adjacent to the Chelmsford Urban Area, the Spatial Strategy will help to promote the regeneration of brownfield sites, urban renaissance and address deprivation in these wards, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the Spatial Strategy will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the Spatial Strategy to result in a lack of investment in other settlements including service settlements, although it is noted that beyond the main settlements, the Council will support diversification of the rural economy.</p> <p>As noted above, preferred Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital and ARU Writtle. This is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective, reflecting the addition of sites more remote settlements and area as a substitute for lost town centre sites.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> |
| <p><b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p> | <ul style="list-style-type: none"> <li>• Will it avoid locating development where environmental circumstances could negatively impact on people's health?</li> <li>• Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities?</li> <li>• Will it maintain and enhance Public Rights of Way and Bridleways?</li> <li>• Will it promote healthier lifestyles?</li> <li>• Will it meet the needs of an ageing population?</li> <li>• Will it support those with disabilities?</li> <li>• Will it support the needs of young people?</li> </ul> | <p>+/-</p> | <p><b>Likely Significant Effects</b></p> <p>There is potential for the construction of new development to have a negative effect on the health and wellbeing of residents and other sensitive receptors in close proximity to development sites and along transport routes within the City Area. Effects could include, for example, respiratory problems associated with construction traffic and dust. This may be more pertinent in sensitive areas with pre-existing health issues.</p> <p>In the longer term, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline analysis presented in Section 3 of the IIA Report highlights that the main source or air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling</p>   |

| IIA Objective   | Guide Questions   | Score        | Commentary  |
|---|---|--------------|---|
|   | <ul style="list-style-type: none"> <li>Will it maintain and enhance healthcare facilities and services?</li> <li>Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs?</li> <li>Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments?</li> <li>Will it improve access to healthcare facilities and services?</li> <li>Will it promote community safety?</li> <li>Will it reduce actual levels of crime and anti-social behaviour?</li> <li>Will it reduce the fear of crime?</li> <li>Will it promote design that discourages crime?</li> </ul> |              | <p>(including through the Green Wedge), this is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use. In particular, the proposed employment allocations at Hammonds Farm (43,000 sqm), North East Chelmsford (59,946 sqm), Boreham (14,000 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development.</p> <p>The Chelmsford Open Space Study (2024) has found deficiencies in open space provision including in respect of amenity greenspace, parks and recreation grounds and play space, particularly within the urban areas. New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. The Spatial Strategy would be expected to deliver additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions.</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital which is expected to support the continued growth and expansion of the hospital to meet future demand.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective reflecting the addition of development to peripheral areas and settlements with mixed access to service provision balanced by opportunities for access to the countryside.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> |
| <p><b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p> | <ul style="list-style-type: none"> <li>Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities?</li> <li>Will it reduce out-commuting?</li> <li>Will it encourage a shift to more sustainable modes of transport?</li> </ul>  | <p>+/-/?</p> | <p><b>Likely Significant Effects</b></p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new</p>   |

| IIA Objective   | Guide Questions  | Score      | Commentary   |
|---|--|------------|--|
|   | <ul style="list-style-type: none"> <li>Will it encourage walking, cycling and the use of public transport?</li> <li>Will it help to reduce traffic congestion and improve road safety?</li> <li>Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area?</li> <li>Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure?</li> <li>Will it support the expansion, or provision of additional, park and ride facilities?</li> <li>Will it enhance Chelmsford's role as a key transport node?</li> <li>Will it reduce the level of freight movement by road?</li> </ul> |            | <p>rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p> <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the Key Service Settlements which could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that one of the City Area's strengths is its good connectivity to London. However, the high levels of both in and out-commuting experienced by the City Area is also an issue. Under the Spatial Strategy, an increase in population and households within the Chelmsford Urban Area in particular will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) out-commuting but substantial in-commuting. This could result in increased pressure on the road network, with congestion on the A12, A130 and A414 (a number of junctions on the strategic highway network have capacity constraints and pinch points) and on local road networks.</p> <p>The Spatial Strategy could deliver a number of highways improvements including at the Army and Navy Junction and to the A132. Additionally, growth could facilitate the delivery of a Chelmsford North-East Bypass and other highways infrastructure improvements which would help to enhance connectivity to the strategic road network and alleviate congestion.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective reflecting the addition of development to peripheral areas and settlements with mixed access to transport services.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> |
| <p><b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.</p> | <ul style="list-style-type: none"> <li>Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land?</li> <li>Will it avoid the loss of agricultural land including best and most versatile land?</li> </ul>   | <p>+/-</p> | <p><b>Likely Significant Effects</b></p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West and North West of Chelmsford, and North of Broomfield) and South Woodham Ferrers and at Great Leighs, Danbury, Bicknacre, Ford End, Rettendon Place and East Hanningfield would be required to</p>  |

| IIA Objective  | Guide Questions   | Score | Commentary  |
|--|---|-------|---|
|  | <ul style="list-style-type: none"> <li>Will it reduce the amount of derelict, degraded and underused land?</li> <li>Will it encourage the reuse of existing buildings and infrastructure?</li> <li>Will it prevent land contamination and facilitate remediation of contaminated sites?</li> </ul>  |       | <p>deliver approximately 80% of new development (greenfield/mixed greenfield and brownfield sites). Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and significant negative effect on this objective reflecting the use of brownfield land where possible but the great proportion on greenfield.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>   |
| <p><b>8. Water:</b> To conserve and enhance water quality and resources.</p> | <ul style="list-style-type: none"> <li>Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive?</li> <li>Will it improve ground and surface water quality?</li> <li>Will it reduce water consumption and encourage water efficiency?</li> <li>Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?</li> </ul> | +/-   | <p><b>Likely Significant Effects</b></p> <p>The Water Cycle Study (2024) and detailed water Cycle Study Addendum (2025) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Hanningfield Reservoir Treatment Works which is a major site containing water treatment facilities. Through this policy provision, the preferred Spatial Strategy is therefore expected to help ensure that there will be long-term provision of water supplies.</p> <p>Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedge within the City Area are defined by the valleys and flood plains for the Rivers Chelmer, Wid and Can which should reduce the likelihood of significant adverse effects in this regard. Further, it is assumed that the design of new development will include sustainable urban drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> |

| IIA Objective  | Guide Questions   | Score      | Commentary  |
|--|---|------------|---|
|  |   |            | <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of the preferred growth options.</li> <li>It is assumed that the Council will continue to liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development.</li> <li>Measures contained in the Essex and Suffolk Water Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met.</li> <li>There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>   |
| <p><b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p> | <ul style="list-style-type: none"> <li>Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</li> <li>Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems?</li> <li>Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test?</li> <li>Will it ensure that new development does not give rise to flood risk elsewhere?</li> <li>Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding?</li> <li>Will it encourage the use of multifunctional areas and landscape design for drainage?</li> <li>Will it help to discourage inappropriate development in areas at risk from coastal erosion?</li> </ul> | <p>+/-</p> | <p><b>Likely Significant Effects</b></p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development. The Local Plan evidence base should be referred to for more detail, specifically: Sequential and Exception Tests (May 2024, December 2024 and September 2025) and Level 2 Strategic Flood Risk Assessment (May 2024) and Addendum (September 2025)</p> <p>Large parts of South Woodham Ferrers are at risk of coastal flooding. However, land to the north of the town, and which is identified as an area for growth, is in Flood Zone 1. Flood risk adjacent to the Chelmsford Urban Area is more limited and is unlikely to be a significant constraint to development at urban extensions.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. Some land adjacent to the main urban areas and around Great Leighs are also at risk of surface water flooding. In this context, the loss of greenfield land could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> |

| IIA Objective                                  | Guide Questions  | Score           | Commentary  |
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|  | <ul style="list-style-type: none"> <li>Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?</li> </ul>   |                 | <p>The City Area's existing Green Wedge is defined by the valleys and flood plains of the River Chelmer, Wid and Can. Their protection from development could help to ensure that development is not located near to flood zones and provide space for flood waters to flow through and additional areas for future flood storage.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk.</li> <li>The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>   |
| <p><b>10. Air:</b> To improve air quality.</p> | <ul style="list-style-type: none"> <li>Will it maintain and improve air quality?</li> <li>Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas?</li> <li>Will it avoid locating development in areas of existing poor air quality?</li> <li>Will it minimise emissions to air from new development?</li> </ul> | <p><b>0</b></p> | <p><b>Likely Significant Effects</b></p> <p>There is the potential for the construction and operation of new development to have localised negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 of the SA Report indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016. However, overall the Air Quality Impact Assessment (2025) concludes (p.15) that there is likely to be a negligible effect on air quality arising from the proposed additional development as follows: "<i>We assessed the impact of the traffic generated by the additional proposed developments by reviewing the changes in the numbers of dwellings and employment area, together with the modelled concentrations from the 2024 air quality assessment. Where the traffic impacts were likely to overlap, the developments were considered by area. In all cases, we consider that the changes are unlikely to alter the outcome of the air quality assessment; the impact of the Local Plan, including the additional developments, is considered to be <b>Negligible.</b></i>"</p> <p>As noted above, the HRA identifies that growth supported by the Local Plan Preferred Options has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>As highlighted under the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the</p> |

| IIA Objective  | Guide Questions   | Score      | Commentary   |
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|  |   |            | <p>walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as highways improvements including to the Army and Navy Junction which may help to improve local air quality. The delivery of local employment opportunities may also help to reduce out-commuting in the longer term and associated emissions to air.</p> <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the Key Service Settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> |
| <p><b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.</p> | <ul style="list-style-type: none"> <li>• Will it minimise energy use and reduce or mitigate greenhouse gas emissions?</li> <li>• Will it plan or implement adaptation measures for the likely effects of climate change?</li> <li>• Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources?</li> <li>• Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?</li> </ul> | <p>+/-</p> | <p><b>Likely Significant Effects</b></p> <p>The volume of greenhouse gas emissions associated with the Spatial Strategy are primarily influenced by the quantum of development to be accommodated in the City Area over the plan period and which has been appraised separately. Further, detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Notwithstanding the above, as noted in the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p>  |

| IIA Objective  | Guide Questions  | Score    | Commentary   |
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|  |  |          | <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to Key Service Settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective, with increased car use likely as a result of the additional sites being geographically more remote from established public transport services.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> |
| <p><b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p> | <ul style="list-style-type: none"> <li>• Will it minimise the demand for raw materials?</li> <li>• Will it promote the use of local resources?</li> <li>• Will it reduce minerals extracted and imported?</li> <li>• Will it increase efficiency in the use of raw materials and promote recycling?</li> <li>• Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan?</li> <li>• Will it reduce waste arisings?</li> <li>• Will it increase the reuse and recycling of waste?</li> <li>• Will it support investment in waste management facilities to meet local needs?</li> <li>• Will it support the objectives and proposals of the Essex Minerals Local Plan?</li> </ul> | <p>~</p> | <p><b>Likely Significant Effects</b></p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of development requirements.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>   |

| IIA Objective  | Guide Questions   | Score               | Commentary   |
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| <p><b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.</p> | <ul style="list-style-type: none"> <li>• Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets?</li> <li>• Will it tackle heritage assets identified as being 'at risk'?</li> <li>• Will it promote sustainable repair and reuse of heritage assets?</li> <li>• Will it protect or enhance the significance of designated heritage assets?</li> <li>• Will it protect or enhance the significance of non-designated heritage assets?</li> <li>• Will it promote local cultural distinctiveness?</li> <li>• Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?</li> <li>• Will it improve and promote access to buildings and landscapes of historic/cultural value?</li> <li>• Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?</li> </ul> | <p><b>+/-/?</b></p> | <p><b>Likely Significant Effects</b></p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers, Great Leighs, Hammonds Farm, Great Baddow/Sandon, Bicknacre, Rettendon Place, East Hanningfield and Danbury. These assets include, for example: scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers, Gubbion's Hall moated site in Great Leighs, the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a Medieval tile kiln in Danbury and Bicknacre Priory in Bicknacre); eight conservation areas within the Chelmsford Urban Area as well as Great Baddow, Sandon and East Hanningfield Conservation Areas; and a number of listed buildings and registered parks and gardens. There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development. Adverse effects may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets.</p> <p>The implementation of the Spatial Strategy is accompanied by the construction of a Chelmsford North-East Bypass and other infrastructure improvements. Their construction could affect buried archaeological remains and above ground assets along their routes although until the routes are determined this is uncertain.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.</li> </ul> |

| IIA Objective  | Guide Questions   | Score               | Commentary   |
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| <p><b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.</p> | <ul style="list-style-type: none"> <li>• Will it conserve and enhance landscape character and townscapes?</li> <li>• Will it promote high quality design in context with its urban and rural landscape?</li> <li>• Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures?</li> <li>• Will it help to conserve and enhance the character of the undeveloped coastline?</li> <li>• Will it avoid inappropriate erosion to the Green Wedge?</li> </ul> | <p><b>+/-/?</b></p> | <p><b>Likely Significant Effects</b></p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Development within and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers has the potential to adversely affect townscape character during construction and once development is complete, although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites also, however, presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>As noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. Allied with the construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is therefore expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. In this regard, it is noted that the Landscape Sensitivity and Capacity Assessment (2017,2024 and 2025) indicates that the vast majority of preferred sites are not within areas identified with a high landscape sensitivity or high visual sensitivity. It should also be noted that development would not be within the Green Belt or at locations that would harm the Green Wedge.</p> <p>Overall, the Preferred Approach has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> |

**Table B3 Option 2. Assessment of Existing Proposed Sites and Additional Large Sites at one or two locations (Alternative Approach)**

| IIA Objective   | Guide Questions   | Score               | Commentary  |
|---|---|---------------------|---|
| <p><b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p> | <ul style="list-style-type: none"> <li>• Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)?</li> <li>• Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest?</li> <li>• Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland?</li> <li>• Will it avoid damage to, and protect, geologically important sites?</li> <li>• Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats?</li> <li>• Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</li> <li>• Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich?</li> <li>• Will it provide opportunities for people to access the natural environment including green and blue infrastructure?</li> </ul> | <p><b>+/-/?</b></p> | <p><b>Likely Significant Effects</b></p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake’s Wood &amp; Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Local Wildlife Sites within and adjacent to the settlements including a Local Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation (or where sites include such designations, appropriate mitigation is implemented), there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity, emissions to air, impacts on water quality and wild bird and mammal loss from cat predation). In this regard, the HRA of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional ‘in combination’ effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>The Spatial Strategy would support the redevelopment of brownfield sites, particularly in the Chelmsford Urban Area. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) and South Woodham Ferrers and at, North East Chelmsford, East Chelmsford, Great Leighs, Ford End, East Hanningfield, Danbury, Bicknacre, Writtle and Galleywood will be required (it is also noted that new</p> |

| IIA Objective   | Guide Questions   | Score       | Commentary  |
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|   |   |             | <p>development in other locations to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Allied with the potential construction of a Chelmsford North-East Bypass as well as other infrastructure, this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites.</p> <p>The maintenance of the existing Green Wedge within the City Area allied with the delivery of sustainable urban extensions, could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network.</p> <p>Overall, the Alternative Approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain. This is considered further in the appraisal of cumulative effects in the IIA Report and HRA.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that new development would not be located on land designated for nature conservation (or where new development includes such designations, appropriate mitigation will be implemented to ensure no direct effects).</li> <li>It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact biodiversity value of sites is unknown.</li> </ul> |
| <p><b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p> | <ul style="list-style-type: none"> <li>Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing?</li> <li>Will it reduce the level of homelessness?</li> <li>Will it help to ensure the provision of good quality, well designed homes?</li> <li>Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople?</li> </ul> | <p>++/?</p> | <p><b>Likely Significant Effects</b></p> <p>The Spatial Strategy would deliver the majority of the City Area's new housing allocations in and adjacent to the Chelmsford Urban Area (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) with smaller scale provision adjacent to South Woodham Ferrers and Key Service Settlements including (inter alia) Great Leighs, Bicknacre and East Hanningfield. This would help to meet housing needs in these settlements.</p> <p>Whilst there is the potential that housing needs in other settlements will not be met under the Spatial Strategy, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified. Opportunities for</p>  |

| IIA Objective   | Guide Questions  | Score | Commentary  |
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|   |  |       | <p>small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported.</p> <p>Overall, the Alternative Approach has been assessed as having a significant positive but uncertain effect on this objective reflecting the meeting of housing needs in principle but uncertainty over delivery within the 5YHLS window.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).</li> </ul>   |
| <p><b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p> | <ul style="list-style-type: none"> <li>Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment?</li> <li>Will it maintain and enhance economic competitiveness?</li> <li>Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs?</li> <li>Will it support the growth of new sectors including those linked to the Anglia Ruskin University?</li> <li>Will it help to diversify the local economy?</li> <li>Will it provide good quality, well paid employment opportunities that meet the needs of local people?</li> <li>Will it improve the physical accessibility of jobs?</li> <li>Will it support rural diversification and economic development?</li> <li>Will it promote a low carbon economy?</li> </ul> | +/-   | <p><b>Likely Significant Effects</b></p> <p>The Spatial Strategy would focus employment growth within the Chelmsford Urban Area as well as at strategic employment sites adjacent to the north east, east and south of the Urban Area and to the north of South Woodham Ferrers.</p> <p>Focusing employment growth within and on the edge of/in close proximity to the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre, town and London, are physically accessible to existing and prospective residents (although the extent to which job creation is locally significant will depend on the type of jobs created in the context of the local labour market and the recruitment policies of prospective employers). This reflects the existing transport links in these settlements and the size of the resident populations. The accessibility of these locations may be further enhanced through the provision of supporting infrastructure including a proposed new Chelmsford North-East Bypass and highways improvements as well as by existing planned infrastructure including a new rail station to the north east of Chelmsford as part of the Beaulieu development.</p> <p>Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes which would be expected to help ensure that the opportunities created are easily accessible to prospective residents. Specifically, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development.</p> <p>Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 40,000 sqm).</p> |

| IIA Objective  | Guide Questions  | Score      | Commentary  |
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|  | <ul style="list-style-type: none"> <li>Will it reduce out-commuting?</li> <li>Will it improve access to training to raise employment potential?</li> <li>Will it promote investment in educational establishments?</li> </ul>  |            | <p>Employment land provision, residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> <p>The Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner. These Areas include: Chelmsford Racecourse, which is being developed as a major new racecourse and equestrian centre with supporting entertainment facilities; Broomfield Hospital, the largest employer in the Council's area; ARU Writtle, a long-established and nationally-recognised land-based technologies institution; Sandford Mill, a former water treatment works with the potential for mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation; and RHS Gardens at Hyde Hall, a nationally-important landscape scale gardens and a key visitor attraction. This policy provision is expected to support the continued growth and expansion of these institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development.</p> <p>Overall, the Alternative Approach has been assessed as having a mixed effect on this objective, reflecting reduced opportunities for the provision of employment land in strategic sites which are unlikely to be mixed use developments.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</li> </ul> |
| <p><b>4. Sustainable Living and Revitalisation:</b> To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p> | <ul style="list-style-type: none"> <li>Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness?</li> <li>Will it encourage more people to live in urban areas?</li> <li>Will it enhance the public realm?</li> <li>Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres?</li> <li>Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce</li> </ul> | <p>-/?</p> | <p><b>Likely Significant Effects</b></p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service and Service Settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. Development to the north east of Chelmsford also has the potential to complement the Beaulieu and Channels development by providing community facilities and services for residents or by enabling prospective residents to access facilities in this urban extension.</p> <p>There is a risk that growth could place pressure on existing community facilities and services within host settlements. However, the preferred Spatial Strategy may also improve the viability of existing shops, services and facilities, commensurate with an increased local population. Additionally, there would be the delivery of a range of community facilities and services, alongside retail provision, at the key growth locations. This would be expected to</p>  |

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|   | <p>inequalities in access to education, employment and services?</p> <ul style="list-style-type: none"> <li>• Will it support rural areas by providing jobs, facilities and housing to meet needs?</li> <li>• Will it maintain and enhance community facilities and services?</li> <li>• Will it increase access to schools and colleges?</li> <li>• Will it enhance accessibility to key community facilities and services?</li> <li>• Will it align investment in services, facilities and infrastructure with growth?</li> <li>• Will it contribute to regeneration initiatives?</li> <li>• Will it foster social cohesion?</li> </ul> |            | <p>help address increased demand arising from new development and could also benefit existing residents.</p> <p>There are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs) being within the most deprived in the country. These LSOAs are predominantly focused within the Chelmsford Urban Area and include the wards of Marconi, Patching Hall and St Andrews. By focusing development within and adjacent to the Chelmsford Urban Area, the Spatial Strategy will help to promote the regeneration of brownfield sites, urban renaissance and address deprivation in these wards, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the Spatial Strategy will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the Spatial Strategy to result in a lack of investment in other settlements including service settlements, although it is noted that beyond the main settlements, the Council will support diversification of the rural economy.</p> <p>As noted above, preferred Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital and ARU Writtle.. This is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.</p> <p>The Alternative Approach could result in a negative performance against this objective with one or two strategic sites failing to provide a reasonable suite of basic services with poor accessibility to existing services further afield.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> |
| <p><b>5. Health and Wellbeing:</b> To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p> | <ul style="list-style-type: none"> <li>• Will it avoid locating development where environmental circumstances could negatively impact on people's health?</li> <li>• Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities?</li> <li>• Will it maintain and enhance Public Rights of Way and Bridleways?</li> <li>• Will it promote healthier lifestyles?</li> </ul>   | <p>-/?</p> | <p><b>Likely Significant Effects</b></p> <p>There is potential for the construction of new development to have a negative effect on the health and wellbeing of residents and other sensitive receptors in close proximity to development sites and along transport routes within the City Area. Effects could include, for example, respiratory problems associated with construction traffic and dust. This may be more pertinent in sensitive areas with pre-existing health issues.</p> <p>In the longer term, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline</p>   |

| IIA Objective | Guide Questions  | Score | Commentary   |
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|               | <ul style="list-style-type: none"> <li>• Will it meet the needs of an ageing population?</li> <li>• Will it support those with disabilities?</li> <li>• Will it support the needs of young people?</li> <li>• Will it maintain and enhance healthcare facilities and services?</li> <li>• Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs?</li> <li>• Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments?</li> <li>• Will it improve access to healthcare facilities and services?</li> <li>• Will it promote community safety?</li> <li>• Will it reduce actual levels of crime and anti-social behaviour?</li> <li>• Will it reduce the fear of crime?</li> <li>• Will it promote design that discourages crime?</li> </ul> |       | <p>analysis presented in Section 3 of the IIA Report highlights that the main source or air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling (including through the Green Wedge), this is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use. In particular, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development.</p> <p>The Chelmsford Open Space Study (2024) has found deficiencies in open space provision including in respect of amenity greenspace, parks and recreation grounds and play space, particularly within the urban areas. New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. The Spatial Strategy would be expected to deliver additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions.</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital which is expected to support the continued growth and expansion of the hospital to meet future demand.</p> <p>The Alternative Approach could result in a negative performance against this objective with one or two strategic sites failing to provide a reasonable suite of basic services with poor accessibility to existing services further afield.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> |

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| <p><b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p> | <ul style="list-style-type: none"> <li>• Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities?</li> <li>• Will it reduce out-commuting?</li> <li>• Will it encourage a shift to more sustainable modes of transport?</li> <li>• Will it encourage walking, cycling and the use of public transport?</li> <li>• Will it help to reduce traffic congestion and improve road safety?</li> <li>• Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area?</li> <li>• Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure?</li> <li>• Will it support the expansion, or provision of additional, park and ride facilities?</li> <li>• Will it enhance Chelmsford's role as a key transport node?</li> <li>• Will it reduce the level of freight movement by road?</li> </ul> | <p>-/?</p> | <p><b>Likely Significant Effects</b></p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p> <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the Key Service Settlements which could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that one of the City Area's strengths is its good connectivity to London. However, the high levels of both in and out-commuting experienced by the City Area is also an issue. Under the Spatial Strategy, an increase in population and households within the Chelmsford Urban Area in particular will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) out-commuting but substantial in-commuting. This could result in increased pressure on the road network, with congestion on the A12, A130 and A414 (a number of junctions on the strategic highway network have capacity constraints and pinch points) and on local road networks.</p> <p>The Spatial Strategy could deliver a number of highways improvements including at the Army and Navy Junction and to the A132. Additionally, growth could facilitate the delivery of a Chelmsford North-East Bypass and other highways infrastructure improvements which would help to enhance connectivity to the strategic road network and alleviate congestion.</p> <p>The Alternative Approach could result in negative performance against this objective with one or two strategic sites failing to provide a reasonable transport connections as part of established networks or as new provision.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> |

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|   |   |       | <ul style="list-style-type: none"> <li>None identified.</li> </ul>  |
| <p><b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils.</p> | <ul style="list-style-type: none"> <li>Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land?</li> <li>Will it avoid the loss of agricultural land including best and most versatile land?</li> <li>Will it reduce the amount of derelict, degraded and underused land?</li> <li>Will it encourage the reuse of existing buildings and infrastructure?</li> <li>Will it prevent land contamination and facilitate remediation of contaminated sites?</li> </ul>                                      | +/-   | <p><b>Likely Significant Effects</b></p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West of Chelmsford, and North of Broomfield) and South Woodham Ferrers and at Great Leighs, Danbury, Bicknacre, Ford End and East Hanningfield would be required to deliver approximately 80% of new development (greenfield/mixed greenfield and brownfield sites). Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and significant negative effect on this objective the use of a mix of brownfield and greenfield land.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> |
| <p><b>8. Water:</b> To conserve and enhance water quality and resources.</p>                                | <ul style="list-style-type: none"> <li>Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive?</li> <li>Will it improve ground and surface water quality?</li> <li>Will it reduce water consumption and encourage water efficiency?</li> <li>Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development?</li> </ul> | +/-   | <p><b>Likely Significant Effects</b></p> <p>The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Hanningfield Reservoir Treatment Works which is a major site containing water treatment facilities. Through this policy provision, the preferred Spatial Strategy is therefore expected to help ensure that there will be long-term provision of water supplies.</p>   |

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|  |   |            | <p>Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedge within the City Area are defined by the valleys and flood plains for the Rivers Chelmer, Wid and Can which should reduce the likelihood of significant adverse effects in this regard. Further, it is assumed that the design of new development will include sustainable urban drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the Alternative Approach has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of the preferred growth options.</li> <li>• It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development.</li> <li>• Measures contained in the Essex and Suffolk Water Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met.</li> <li>• There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> |
| <p><b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p> | <ul style="list-style-type: none"> <li>• Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</li> <li>• Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems?</li> <li>• Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test?</li> </ul> | <p>+/-</p> | <p><b>Likely Significant Effects</b></p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Large parts of South Woodham Ferrers are at risk of coastal flooding. However, land to the north of the town, and which is identified as an area for growth, is in Flood Zone 1. Flood</p>  |

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|  | <ul style="list-style-type: none"> <li>Will it ensure that new development does not give rise to flood risk elsewhere?</li> <li>Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding?</li> <li>Will it encourage the use of multifunctional areas and landscape design for drainage?</li> <li>Will it help to discourage inappropriate development in areas at risk from coastal erosion?</li> <li>Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan?</li> </ul> |            | <p>risk adjacent to the Chelmsford Urban Area is more limited and is unlikely to be a significant constraint to development at urban extensions.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. Some land adjacent to the main urban areas and around Great Leighs are also at risk of surface water flooding. In this context, the loss of greenfield land could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>The City Area's existing Green Wedge is defined by the valleys and flood plains of the River Chelmer, Wid and Can. Their protection from development could help to ensure that development is not located near to flood zones and provide space for flood waters to flow through and additional areas for future flood storage.</p> <p>Overall, the Alternative Approach has been assessed as having a mixed positive and negative effect on this objective.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk.</li> <li>The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> |
| <p><b>10. Air:</b> To improve air quality.</p> | <ul style="list-style-type: none"> <li>Will it maintain and improve air quality?</li> <li>Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas?</li> <li>Will it avoid locating development in areas of existing poor air quality?</li> <li>Will it minimise emissions to air from new development?</li> </ul>   | <p>0/?</p> | <p><b>Likely Significant Effects</b></p> <p>There is the potential for the construction and operation of new development to have localised negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 of the SA Report indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016. However, overall the Air Quality Impact Assessment (2025) concludes that there is likely to be a negligible effect on air quality arising from the proposed additional development.</p> <p>As noted above, the HRA identifies that growth supported by the Local Plan Preferred Options has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has</p>   |

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|  |  |            | <p>demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>As highlighted under the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as highways improvements including to the Army and Navy Junction which may help to improve local air quality. The delivery of local employment opportunities may also help to reduce out-commuting in the longer term and associated emissions to air.</p> <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the Key Service Settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>Overall, the Alternative Approach has been assessed as having a mixed positive and negative but uncertain effect on this objective reflecting the likely increase in car-based transport associated with additional developments which may lack adequate connection to an establish public transport network.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> |
| <p><b>11. Climate Change:</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.</p> | <ul style="list-style-type: none"> <li>• Will it minimise energy use and reduce or mitigate greenhouse gas emissions?</li> <li>• Will it plan or implement adaptation measures for the likely effects of climate change?</li> <li>• Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources?</li> </ul> | <p>+/-</p> | <p><b>Likely Significant Effects</b></p> <p>The volume of greenhouse gas emissions associated with the Spatial Strategy are primarily influenced by the quantum of development to be accommodated in the City Area over the plan period and which has been appraised separately. Further, detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Notwithstanding the above, as noted in the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic</p>  |

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|  | <ul style="list-style-type: none"> <li>Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change?</li> </ul>  |       | <p>improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p> <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to Key Service Settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Overall, the Alternative Approach has been assessed as having a mixed effect on this objective.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> |
| <p><b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p> | <ul style="list-style-type: none"> <li>Will it minimise the demand for raw materials?</li> <li>Will it promote the use of local resources?</li> <li>Will it reduce minerals extracted and imported?</li> <li>Will it increase efficiency in the use of raw materials and promote recycling?</li> <li>Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan?</li> <li>Will it reduce waste arisings?</li> <li>Will it increase the reuse and recycling of waste?</li> </ul> | ~     | <p><b>Likely Significant Effects</b></p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of development requirements.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>  |

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|--|---|---------------------|---|
|  | <ul style="list-style-type: none"> <li>Will it support investment in waste management facilities to meet local needs?</li> <li>Will it support the objectives and proposals of the Essex Minerals Local Plan?</li> </ul>  |                     |   |
| <p><b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.</p> | <ul style="list-style-type: none"> <li>Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets?</li> <li>Will it tackle heritage assets identified as being 'at risk'?</li> <li>Will it promote sustainable repair and reuse of heritage assets?</li> <li>Will it protect or enhance the significance of designated heritage assets?</li> <li>Will it protect or enhance the significance of non-designated heritage assets?</li> <li>Will it promote local cultural distinctiveness?</li> <li>Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?</li> <li>Will it improve and promote access to buildings and landscapes of historic/cultural value?</li> <li>Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment?</li> </ul> | <p><b>+/-/?</b></p> | <p><b>Likely Significant Effects</b></p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers, Great Leighs, Hammonds Farm, Great Baddow/Sandon, Bicknacre, East Hanningfield and Danbury. These assets include, for example: scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers, Gubbion's Hall moated site in Great Leighs, the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a Medieval tile kiln in Danbury and Bicknacre Priory in Bicknacre); eight conservation areas within the Chelmsford Urban Area as well as Great Baddow and Sandon Conservation Areas; and a number of listed buildings and registered parks and gardens. There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development. Adverse effects may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets.</p> <p>The implementation of the Spatial Strategy is accompanied by the construction of a Chelmsford North-East Bypass and other infrastructure improvements. Their construction could affect buried archaeological remains and above ground assets along their routes although until the routes are determined this is uncertain.</p> <p>Overall, the Alternative Approach been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> |

| IIA Objective  | Guide Questions   | Score        | Commentary  |
|--|---|--------------|---|
|  |   |              | <ul style="list-style-type: none"> <li>The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.</li> </ul>  |
| <p><b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.</p> | <ul style="list-style-type: none"> <li>Will it conserve and enhance landscape character and townscapes?</li> <li>Will it promote high quality design in context with its urban and rural landscape?</li> <li>Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures?</li> <li>Will it help to conserve and enhance the character of the undeveloped coastline?</li> <li>Will it avoid inappropriate erosion to Green Wedge?</li> </ul> | <p>+/-/?</p> | <p><b>Likely Significant Effects</b></p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Development within and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers has the potential to adversely affect townscape character during construction and once development is complete, although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites also, however, presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>As noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. Allied with the construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is therefore expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. In this regard, it is noted that the Landscape Sensitivity and Capacity Assessment (2017 and 2023 update) indicates that the vast majority of preferred sites are not within areas identified with a high landscape sensitivity or high visual sensitivity. It should also be noted that development would not be within the Green Belt or at locations that would harm the Green Wedge.</p> <p>Overall, the Alternative Approach has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> |

## Appendix C Appraisal of Additional Proposed Site Allocations

In light of changes identified in Section 2 and the availability of sites identified for delivery of the Submission Local Plan, CCC has identified a range of sites, including increased capacity on existing sites and new sites which hold the potential to be included in the Local Plan. These sites require formal appraisal using the adopted approach through the IIA, including GIS analysis and assessment.

Some 15 sites have been identified, as new sites or having potential for increased capacity, as follows:

**Table C1 The 15 additional site allocations**

| Policy Reference                 | Settlement                                    | Status             | Site Location   | Dwellings/<br>Employment Space                |
|----------------------------------|---|--------------------|---|---|
| Strategic Growth Site Policy 1dd | 1 City Centre (CC)/Chelmsford Urban Area (UA) | New site           | Land at Former Kay-Metzeler Premises, Brook Street      | 100   |
| Strategic Growth Site Policy 18a | 18 North West Chelmsford                      | New site           | Land North West of Chelmsford (North of Hollow Lane)    | 100   |
| Strategic Growth Site Policy 19  | 19 Land West of Patching Hall Lane            | New site           | Land West of Patching Hall Lane                         | 200   |
| Strategic Growth Site Policy 7b  | 7 Great Leighs                                | Increased capacity | Land East of London Road                                | 390 (of which 190 are specialist residential) |
| Strategic Growth Site Policy 9a  | 9 Boreham                                     | Increased capacity | Waltham Road Employment Area                            | 14,000sqm                                     |
| Growth Site Policy 9b            | 9 Boreham                                     | New site           | Land to the East of 118 to 124 Plantation Road, Boreham | 60 specialist residential                     |
| Growth Site Policy 9c            | 9 Boreham                                     | New site           | South of Main Road and Dukes Wood Close, Boreham        | 22 specialist residential                     |



| <b>Policy Reference</b>            | <b>Settlement</b>    | <b>Status</b>      | <b>Site Location</b>                                   | <b>Dwellings/<br/>Employment Space</b> |
|------------------------------------|----------------------|--------------------|--|--|
| Growth Site Policy GS14b           | 14 Ford End          | Increased capacity | Land South of Ford End Primary School                  | 75                                     |
| Strategic Growth Site Policy GS11c | 11 Bicknacre         | Increased capacity | Land West of Barbrook Way                              | 250                                    |
| Strategic Growth Site Policy 17c   | 17 East Hanningfield | New site           | Land South of Rough Hill Complex, The Tye              | 115                                    |
| Strategic Growth Site Policy 17d   | 17 East Hanningfield | New site           | Land South and South East of East Hanningfield Village | 150                                    |
| Growth Site Policy 17e             | 17 East Hanningfield | New site           | Land South Of Windmill Farm Back Lane                  | 40                                     |
| Strategic Growth Site Policy 20    | 20 Rettendon Place   | New site           | Land to East and North of Rettendon Place              | 350                                    |
| Growth Site Policy 21a             | 21 Woodham Ferrers   | New site           | Land North of Old Rectory Lodge, Main Road             | 15                                     |
| Growth Site Policy 21b             | 21 Woodham Ferrers   | New site           | Land North Of Congregational Church, Main Road         | 15                                     |



## Site Appraisal Criteria

The following site appraisal criteria and associated thresholds of significance have been used to appraise the proposed site allocations contained in the Local Plan and reasonable alternatives.

**Table C2 – Site appraisal criteria**

| IIA Objective  | Appraisal Criteria   | Threshold  | Score                         |
|--|--|--|-------------------------------|
| <b>1. Biodiversity and Geodiversity:</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | Proximity to:<br>-statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland);<br>-local nature conservation designations (Local Nature Reserve, County Wildlife Site) | No designations affecting site.  | <b>0</b>                      |
|  |  | Within 100m of a locally designated/Within 500m from an international/national site.   | -                             |
|  |  | Within 100m of a statutory designated site.  | --                            |
|  | Presence of protected species.<br>Presence of BAP habitats and species   | Does not contain protected species/BAP priority habitats and species.  | <b>0</b>                      |
|  |  | Within 100m of protected species/BAP priority habitats and species.  | -                             |
|  |  | Contains protected species/BAP priority habitats and species.  | --                            |
|  | Green infrastructure provision.<br>Enhancement of habitats and species.  | Development would have a positive effect on European or national designated sites, habitats or species / create new habitat or significantly improve existing habitats / significantly enhance the green infrastructure network. | <b>++</b>                     |
|  |  | Development would have a positive effect on regional or local designated sites, habitats or species / improve existing habitats / enhance the green infrastructure network.  | <b>+</b>                      |
|  |  | Development would not affect green infrastructure provision.   | <b>0</b>                      |
|  |  | Development would adversely affect the green infrastructure network.   | -                             |
|  |  | Development would have a significant adverse effect on the green infrastructure network.   | --                            |
|  |  |  | 100+ dwellings (3ha or more). |

| IIA Objective  | Appraisal Criteria  | Threshold   | Score  |
|--|---|---|--|
| <b>2. Housing:</b> To meet the housing needs of the Chelmsford City Area and deliver decent homes.   | Number of (net) new dwellings proposed/loss of dwellings.   | 1 to 99 dwellings (up to 2.9ha).  | +  |
|  |   | 0 dwellings.  | 0  |
|  |   | -1 to -99 dwellings (-2.9ha or more).   | -  |
|  |   | -100+ dwellings (-3ha or more).   | --   |
| <b>3. Economy, Skills and Employment:</b> To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone. | Net employment land provision/loss.                         | 1ha+ of land.   | ++   |
|  |   | 0.1ha to 0.99ha of land.  | +  |
|  |   | 0ha   | 0  |
|  |   | -01ha to -0.99ha of land.   | -  |
|  |   | -1ha+ of land.  | --   |
|  | Proximity to key employment sites.                          | Within 2,000m walking distance of a major employment site.  | +  |
|  |   | In excess of 2,000m walking distance of a major employment site.  | 0  |
|  | Impact on educational establishments.                       | Development of the site would result in the creation of an educational establishment/support the substantial expansion of an existing establishment.        | ++   |
|  |   | Development would contribute to the provision of additional educational services/facilities.  | +  |
|  |   | Development would not affect educational establishments.  | 0  |
|  |   | Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities.      | -  |
|  |   | Development would result in the loss of an existing educational establishment/building without replacement provision elsewhere in the Chelmsford City Area. | --   |
|  | <b>4. Sustainable Living and Revitalisation:</b> To promote | Walking distance to key services including:   | Within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers town centre. |

| IIA Objective   | Appraisal Criteria  | Threshold  | Score  |           |
|---|---|--|--|-----------|
| urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living. | <ul style="list-style-type: none"> <li>-GP surgeries</li> <li>-Primary schools</li> <li>-Secondary schools</li> <li>-Post Offices</li> <li>-Supermarkets (including local stores)</li> </ul> Proximity to town centres.<br>Accessibility by public transport. | Within 800m of one or more key services and/or within 2,000m of all services/the City Centre or South Woodham Ferrers town centre and/or within 400m of public transport.        | <b>+</b>   |           |
|   |   | Within 2,000m of a key service.  | <b>0</b>   |           |
|   |   | In excess of 2,000m from all services/public transport/the City Centre or South Woodham Ferrers town centre.   | <b>-</b>   |           |
|   | Provision/loss of community facilities and services.  | Development would provide key services and facilities on site.   | <b>++</b>  |           |
|   |   | Development would contribute to the provision of additional services and facilities.   | <b>+</b>   |           |
|   |   | Development would not provide or result in the loss of key services and facilities.  | <b>0</b>   |           |
|   |   | Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities.                         | <b>-</b>   |           |
|   |   | Development would result in the loss of key services and facilities without their replacement elsewhere within the Chelmsford City Area.   | <b>--</b>  |           |
|   | <b>5. Health and Wellbeing:</b> To improve the health and wellbeing being of those living and working in the Chelmsford City Area.  | Access to: <ul style="list-style-type: none"> <li>-GP surgeries</li> <li>-open space (including sports and recreational facilities)</li> </ul>                                   | Within 800m walking distance of a GP surgery and open space. | <b>++</b> |
|   |   |  | Within 800m of a GP surgery or open space.                   | <b>+</b>  |
| Within 2,000m of a GP surgery or open space.  |   |  | <b>0</b>   |           |
| In excess of 2,000m from a GP surgery and/or open space.  |   |  | <b>-</b>   |           |
| Provision/loss of open space or health facilities.  |   | Would provide open space and/or health facilities on site.   | <b>++</b>  |           |
|   |   | Development would contribute to the provision of additional open space and/or health facilities.   | <b>+</b>   |           |
|   |   | Would not affect current provision of open space or health facilities.   | <b>0</b>   |           |
|   |   | Development would not contribute to the provision of additional open space and/or health facilities and would increase pressure on existing open space and/or health facilities. | <b>-</b>   |           |

| IIA Objective  | Appraisal Criteria   | Threshold   | Score                                   |     |
|--|--|---|---|-----|
|  |  | Would result in the loss of open space and/or health facilities without their replacement elsewhere within the District.      | --                                      |     |
|  | Neighbouring uses.   | Not located in close proximity to unsuitable neighbouring uses.   | 0                                       |     |
|  |  | Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.            | -                                       |     |
|  |  | Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health. | --                                      |     |
| <b>6. Transport:</b> To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | Access to:<br>-bus stops<br>-railway stations<br>-existing or proposed park and ride facility        | Within 400m walking distance of all services or within a City, Town or Key Service Settlement.                                | ++                                      |     |
|  |  | Within 400m or more of one or more services.  | +                                       |     |
|  |  | In excess of 400m from all services.  | -                                       |     |
|  | Impact on highway network.   | Sites has good access to the strategic road network (employment uses only).   | +                                       |     |
|  |  | No impact on highway network.   | 0                                       |     |
|  |  | Potential adverse impact on highway network.  | -                                       |     |
|  |  | Potential significant adverse impact on highway network.  | --                                      |     |
|  | Infrastructure investment.   | Development would support investment in transportation infrastructure and/or services.  | ++                                      |     |
|  |  | Development would not support investment in, or result in the loss of, transportation infrastructure and/or services.         | 0                                       |     |
|  |  | Development would result in the loss of transportation infrastructure and/or services.  | --                                      |     |
|  | <b>7. Land Use and Soils:</b> To encourage the efficient use of land and conserve and enhance soils. | Development of brownfield / greenfield/ mixed land  | Previously developed (brownfield) land. | ++  |
|  |  | Development of agricultural land including best and most versatile agricultural land  | Mixed greenfield/brownfield land.       | +/- |
| Greenfield (not in ALC Grades 1, 2 or 3).  |  |   | -                                       |     |

| IIA Objective   | Appraisal Criteria  | Threshold  | Score |
|---|---|--|-------|
|   | (Agricultural Land Classification (ALC) grades 1, 2 and 3)).                              | Greenfield (in ALC Grade 1, 2 or 3).   | --    |
|   | Soil contamination.   | Development would result in existing land / soil contamination being remediated. | ++    |
|   |   | Development would not affect the contamination of land/soils.                    | 0     |
|   |   | Development could be affected by existing contaminated land.                     | -     |
|   |   | Development would result in the contamination of land/soils.                     | --    |
| <b>8. Water:</b> To conserve and enhance water quality and resources.   | Proximity to waterbodies  | In excess of 50m of a waterbody.   | 0     |
|   |   | Within 10-50m of a waterbody.  | -     |
|   |   | Within 10m of a waterbody.   | --    |
|   | Requirement for new or upgraded water management infrastructure.                          | No requirement to upgrade water management infrastructure.                       | 0     |
|   |   | Requirement to upgrade water management infrastructure.                          | --    |
| <b>9. Flood Risk and Coastal Erosion:</b> To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change. | Presence of Environment Agency Flood Zones.   | Within Flood Zone 1.   | 0     |
|   |   | Within Flood Zone 2.   | -     |
|   |   | Within Flood Zone 3a/b.  | --    |
| <b>10. Air:</b> To improve air quality.   | Proximity to areas identified with air quality issues.                                    | In excess of 500m of an area with air quality issues.                            | 0     |
|   |   | Within 500m of an area with air quality issues.                                  | -     |
|   |   | Adjacent to an area with air quality issues.                                     | --    |
| <b>11. Climate Change:</b> To minimise greenhouse gas   | It has not been possible to identify specific site level criteria for this IIA Objective. | N/A  | N/A   |



| IIA Objective   | Appraisal Criteria   | Threshold   | Score     |
|---|--|---|-----------|
| emissions and adapt to the effects of climate change.   |  |   |           |
| <b>12. Waste and Natural Resources:</b> To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | Development in Minerals Safeguarding Areas.  | Outside a Minerals Safeguarding Area.   | <b>0</b>  |
|   |  | Within a Minerals Safeguarding Areas.   | --        |
| <b>13. Cultural Heritage:</b> To conserve and enhance the historic environment, cultural heritage, character and setting.                                     | Effects on designated heritage assets (for example, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens).<br>Effects on non-designated heritage assets. | Development would enhance designated heritage assets or their settings.<br>Development would result in an assets(s) being removed from the At Risk Register.  | <b>++</b> |
|   |  | Development would enhance non-designated heritage assets or their settings.<br>Development would increase access to heritage assets.                          | <b>+</b>  |
|   |  | Development is unlikely to affect heritage assets or their settings.  | <b>0</b>  |
|   |  | Development may have an adverse effect on designated heritage assets and/or their settings.<br>Development may affect non-designated sites or their settings. | <b>-</b>  |
|   |  | Development may have a significant adverse effect on a designated heritage assets or their settings   | <b>--</b> |
|   |  |   |           |
| <b>14. Landscape and Townscape:</b> To conserve and enhance landscape character and townscapes.   | Effects on landscape/townscape character.<br>Presence of Green Belt.<br>Presence of Green Wedge.<br>Presence of Coastal Protection Belt.   | Development offers potential to significantly enhance landscape/townscape character.  | <b>++</b> |
|   |  | Development offers potential to enhance landscape/townscape character.  | <b>+</b>  |
|   |  | Development is unlikely to have an effect on landscape/townscape character.   | <b>0</b>  |
|   |  | Development may have an adverse effect on landscape/townscape character and/or site is located in a Green Wedge or the Coastal Protection Belt.               | <b>-</b>  |
|   |  | Development may have a significant adverse effect on landscape/townscape character and/or site is located in the Green Belt.                                  | <b>--</b> |

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.



## Additional Sites Assessment

**Table C3 Assessment of Additional Sites**

| Site   | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|--|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| Strategic Growth Site Policy 1dd Land at Former Kay-Metzeler Premises, Brook Street<br>21SHELAA18 (Part)<br>New site   | 0                              | ++         | +                               | ++                                       | ++                      | ++           | ++                  | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | ++                          |
| <p><b>Likely Significant Effects</b></p> <p>Significant positive effects have been identified for Objective 2 (Housing) and Objective 7 (Land use) due to the delivery of 100 new dwellings which will contribute significantly to meeting housing needs and the redevelopment of previously developed land. There are also significant positive effects identified in respect of Objective 4 (Sustainable Living), Objective 5 (Health and Wellbeing) and Objective 6 (Transport) reflecting the site's City Centre location and consequent accessibility to services.</p> <p>An uncertain negative effect has been identified for Objective 13 (Cultural Heritage) reflecting proximity of the site to a Conservation Area and Listed Buildings.</p> <p>The remaining effects are minor positive or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 1dd contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Strategic Growth Site Policy 7b Land East of London Road   | -/?                            | ++         | +                               | ++                                       | ++                      | ++           | --                  | 0        | 0                               | 0               | ~                  | -/?                             | -/?                   | -/?                         |



| Site  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| 21SHELAA70<br>Increased capacity at Strategic Growth Site 7b  |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| <p>The anticipated effect on Objective 1 (biodiversity) has been moved from a significant negative to a minor negative in light of the policy's requirements to create a network of green infrastructure and ensure appropriate habitat mitigation and creation is provided.</p> <p>The anticipated effect on objective 3 (economy) has a minor positive effect as a result of the anticipated employment opportunities associated with care for the elderly.</p> <p>A significant positive effect has been identified against Objective 4 (Sustainable Living and Revitalisation) as a result of the important contribution that the site will make to the development of the Great Leighs area, in particular by providing accommodation for the elderly.</p> <p>As a result of the supporting on-site development, including promoting walking and cycling and a financial contribution to health facilities, the minor negative effect for the site identified against IIA Objective 5 (Health and Wellbeing) has moved to a significant positive effect.</p> <p>The assessment of this site against IIA Objective 6 (Transport) has also moved to a significant positive effect in recognition of the requirements for sustainable transport infrastructure provision set out in the policy.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a negative (uncertain) effect, pending the results of this Assessment.</p> <p>Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 7b contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Strategic Growth Site Policy GS11c Land West Of Barbrook Way  | -                              | ++         | +/-                             | +/-                                      | +/-                     | ++           | -                   | -/?      | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |



| Site  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| CFS158<br>Increased capacity at Growth Site Policy 11c  |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| <p><b>Likely Significant Effects</b></p> <p>Significant positive effects have been identified for Objective 2 (Housing) and Objective 6 (Transport) due to the delivery of 250 net new dwellings which will positively contribute to housing provision and settlement suitability as the site is within 400m walking distance of one or more public transport services, has direct access to or is adjacent to a safeguarded trunk road or B-road, and a route exists enabling vehicle access into/adjacent to the site.</p> <p>Negative effects have been identified for Objective 1 (Biodiversity) and Objective 8 (Water) due to the site's proximity to a priority habitat (within 100m) and exists within 800m of SSSI, local wildlife site, and ancient woodland. Similarly, negative effects have been identified for Objective 8 due the site's proximity to a water body (within 10m). and for Objective 13 (Cultural Heritage) due to proximity to Listed Buildings and a Scheduled Ancient Monument (Bicknacre Priory).</p> <p>Other effects are minor, mixed, or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 11c contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Growth Site Policy 9b<br>Land to the East of 118 to 124 Plantation Road, Boreham<br>21SHELAA64<br>New site  | 0                              | +          | +/?                             | +/?                                      | +/?                     | +/-          | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| <p><b>Likely Significant Effects</b></p>  |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |



| Site   | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|--|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| <p>Minor negative effects have been identified for Objective 6 (Transport), Objective 7 (Land use), and Objective 13 (Cultural Heritage) due to the proximity of key services, the loss of agricultural land, and the proximity to a conservation area.</p> <p>Minor positive effects have been identified for Objective 2 (Housing) and Objective 5 (Health and Wellbeing) due to the provision of new dwellings to meet housing needs and the proximity (within 800m) of a GP practice.</p> <p><b>Mitigation</b><br/>Growth Site Policy 9b contains appropriate mitigation measures to be applied to development.</p>  |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Growth Site Policy 9c<br>South of Main Road and<br>Dukes Wood Close,<br>Boreham<br><br>21SHELAA78<br><br>New site  | 0                              | +          | +/?                             | +/?                                      | +/?                     | +/-          | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| <p><b>Likely Significant Effects</b></p> <p>Negative effects have been identified for Objective 7 (Land use), and Objective 13 (Cultural Heritage) due to the proximity of key services, the loss of agricultural land, and the proximity to a conservation area.</p> <p>Minor positive effects have been identified for Objective 2 (Housing) and Objective 5 (Health and Wellbeing) due to the provision new dwellings to meet housing needs and the proximity (within 800m) of a GP practice, with a mixed effect for Objective 6 (Transport) reflecting the presence of a bus service.</p> <p><b>Mitigation</b><br/>Growth Site Policy 9c contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |



| Site  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| Strategic Growth Site<br>Policy 18a Land North<br>West of Chelmsford<br>(North of Hollow Lane)<br>New site<br>CFS182 / 18SLAA9  | -                              | ++         | 0                               | +/-                                      | +                       | 0            | -                   | 0        | 0                               | 0               | ~                  | -/?                             | 0                     | 0                           |
| <p><b>Likely Significant Effects</b></p> <p>Significant positive effects have been identified for Objective 2 (Housing) due to the provision of 100 new dwellings to meet housing needs.</p> <p>Negative effects have been identified for Objective 1 (Biodiversity) due to the proximity to priority habitat inventory (within 100m) and local wildlife sites and ancient woodland (within 800m), Objective 7 (Land use) due to the loss of ALC grade 1, 2 and/or 3a land, and Objective 12 (Waste and Natural Resources) as the site is partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment.</p> <p>The remaining effects are minor positive, mixed, or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 18a contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Strategic Growth Site<br>Policy 19 Land West of<br>Patching Hall Lane   | -                              | ++         | 0                               | +/-                                      | +                       | 0            | --                  | 0        | 0                               | 0               | ~                  | -/?                             | 0                     | 0                           |
| <p><b>Likely Significant Effects</b></p> <p>Significant positive effects have been identified for Objective 2 (Housing) due to the provision of 200 dwellings to meet housing needs.</p>  |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |



| Site  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| <p>Significant negative effects have been identified for Objective 7 (Land use) due to the loss of ALC Grade 1, 2, and/or 3a land, and Objective 12 (Waste and Natural Resources) as the site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment.</p> <p>The remaining effects are minor positive, mixed or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 19 contains appropriate mitigation measures to be applied to development.</p>  |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Growth Site Policy<br>GS14b Land South of<br>Ford End Primary School<br>CFS216<br>Increased capacity at<br>GS14b  | 0                              | +          | 0                               | +/-                                      | +/-                     | +            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| <p><b>Likely Significant Effects</b></p> <p>Minor positive effects have been identified for Objective 2 (Housing) due to the provision of 75 dwellings to meet housing needs. Minor positive effects have been identified for Objective 6 (Transport) due to the site being within 400m walking distance of one or more public transport services and either a PROW or cycle network. A route exists enabling vehicle access into/adjacent to the site and there is direct access to a safeguarded trunk road or B-road.</p> <p>Negative effects have been identified for Objective 13 (Cultural Heritage) due to the site being located in proximity to Listed Buildings to the north. Minor negative effects have also been identified for Objective 7 (Land use) due to the loss of agricultural land.</p> <p>Other effects are either mixed or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 14b contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |



| Site  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| Strategic Growth Site<br>Policy 17c Land South of<br>Rough Hill Complex, The<br>Tye<br>15SLAA48<br>New site   | 0                              | ++         | +                               | 0  | 0                       | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| <p><b>Likely Significant Effects</b></p> <p>Significant positive effects have been identified for Objective 2 (Housing) due to the provision of 115 new dwellings to meet housing needs. Minor positive effects have been identified for Objective 3 (Economy) due to proximity to employment sites.</p> <p>No significant negative effects have been identified against any of the objectives. Minor negative effects have been identified for Objective 7 (Land use) due to the loss of agricultural land and for Objective 13 (Cultural Heritage) due to the site being located in proximity to a Conservation Area and Listed Buildings .</p> <p>The remaining effects have been scored as neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 17c contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Strategic Growth Site<br>Policy 20 Land to East<br>and North of Rettendon<br>Place<br>15SLAA40 / CFS232<br>New site   | -/?                            | ++         | +                               | +/-                                      | +/-                     | 0            | --                  | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |



| Site  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| <p><b>Likely Significant Effects</b></p> <p>Significant positive effects have been identified for Objective 2 (Housing) due to the provision of 350 dwellings to meet housing needs. Minor positive effects have been identified for Objective 3 (Economy) due to proximity to employment sites.</p> <p>A significant negative effect for Objective 7 (Land use) has been identified due to the loss of agricultural land, with a potential minor negative effect identified for Objective 1 (Biodiversity) as the site sits within 800m of a local wildlife site and ancient woodland, and a potential minor negative effect for Objective 13 (Cultural Heritage) due to the site being located in proximity to a Conservation Area and Listed Building.</p> <p>Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation) and Objective 5 (Health and Wellbeing) reflecting the presence of some key services such as a primary school but the distance from primary shopping areas, neighbourhood shopping areas, and local neighbourhood centres. The site is also in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre.</p> <p>The remaining effects are mixed or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 20 contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Growth Site Policy 21a<br>Land North of Old Rectory Lodge, Main Road, Woodham Ferrers<br>24SHELAA9<br>New site  | 0                              | +          | 0                               | +/-                                      | +/-                     | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| <p><b>Likely Significant Effects</b></p> <p>A minor positive effect has been identified for Objective 2 (Housing) due to the provision of 15 dwellings to meet housing needs.</p>   |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |



| Site  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| <p>Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation), Objective 6 (Transport) and Objective 5 (Health and Wellbeing) reflecting the absence of a range of services (notwithstanding the presence of a village primary school) and relative distance from the main service centre at South Woodham Ferrers. A minor negative effect for Objective 7 (Land use) has been identified due to the loss of agricultural land, as well as a potential minor negative for Objective 13 (Cultural Heritage) due to the site being in the vicinity of various Listed Buildings.</p> <p>The remaining effects are mixed or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 21a contains appropriate mitigation measures to be applied to development.</p>   |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| <p>Growth Site Policy 21b<br/>Land North Of<br/>Congregational Church,<br/>Main Road Woodham<br/>Ferrers<br/><br/>24SHELAA10<br/><br/>New site</p>  | 0                              | +          | 0                               | +/-                                      | +/-                     | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| <p><b>Likely Significant Effects</b></p> <p>A minor positive effect has been identified for Objective 2 (Housing) due to the provision of 15 dwellings to meet housing needs.</p> <p>Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation), Objective 6 (Transport) and Objective 5 (Health and Wellbeing) reflecting the absence of a range of services (notwithstanding the presence of a village primary school) and relative distance from the main service centre at South Woodham Ferrers. A minor negative effect for Objective 7 (Land use) has been identified due to the loss of agricultural land, as well as a potential minor negative for Objective 13 (Cultural Heritage) due to the site being located in proximity to non-designated heritage assets.</p> <p>The remaining effects are mixed or neutral.</p> <p><b>Mitigation</b></p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |



| Site   | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|--|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| Growth Site Policy 21b contains appropriate mitigation measures to be applied to development.  |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Strategic Growth Site Policy 17d Land South and South East of East Hanningfield Village East Hanningfield<br>CFS130<br>New site  | 0                              | ++         | +                               | +/-                                      | +/-                     | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| <p><b>Likely Significant Effects</b></p> <p>A significant positive effect has been identified for Objective 2 (Housing) due to the provision of 150 new dwellings to meet housing needs. Minor positive effects have been identified for Objective 3 (Economy) as the site is adjacent to an existing/proposed employment allocation and is within 2km walking distance of an employment allocation.</p> <p>A significant negative effect is identified in respect of Objective 7 (Land Use) reflecting the loss of greenfield land.</p> <p>Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation), Objective 6 (Transport) and Objective 5 (Health and Wellbeing) reflecting the absence of a range of services (notwithstanding the presence of a village primary school) and relative distance from the main service centre at South Woodham Ferrers. A minor negative effect for Objective 13 (Cultural Heritage) is identified due to the site being located in proximity to a Conservation Area and Listed Buildings.</p> <p>The remaining effects are mixed or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 17d contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |

| Site   | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|--|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| Growth Site Policy 17e<br>Land South Of Windmill<br>Farm Back Lane East<br>Hanningfield<br>17SLAA7<br>New site   | 0                              | +          | +                               | +/-                                      | +/-                     | 0            | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |
| <p><b>Likely Significant Effects</b></p> <p>No significant effects have been identified for any of the objectives.</p> <p>Minor positive effects have been identified for Objective 2 (Housing), Objective 3 (Economy, Skills and Employment), due to the provision of 40 dwellings, proximity to an employment site.</p> <p>Mixed effects have been identified for Objective 4 (Sustainable Living and Revitalisation) and Objective 5 (Health and Wellbeing) reflecting the absence of a range of services (notwithstanding the presence of a village primary school) and relative distance from the main service centre at South Woodham Ferrers. A minor negative effect for Objective 7 (Land use) has been identified due to the loss of agricultural land, as well as a potential minor negative for Objective 13 (Cultural Heritage) due to the site being located in proximity to a Listed Building.</p> <p>The remaining effects are mixed or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 17e contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| Strategic Growth Site<br>Policy 9a Waltham   | -/?                            | +          | ++                              | +  | +/-                     | +/-          | -                   | 0        | 0                               | 0               | ~                  | 0                               | -/?                   | 0                           |

| Site  | 1. Biodiversity & Geodiversity | 2. Housing | 3. Economy, Skills & Employment | 4. Sustainable Living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use & Soils | 8. Water | 9. Flood Risk & Coastal Erosion | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---|--------------------------------|------------|---------------------------------|--|-------------------------|--------------|---------------------|----------|---------------------------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| Road Employment Area, Boreham<br>21SHELAA20<br>New site   |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |
| <p><b>Likely Significant Effects</b></p> <p>Significant positive effects have been identified for Objective 3 (Economy, Skills and Employment) as the site will contribute to the City’s employment capacity, extending an existing employment area into adjacent greenfield land, resulting in significant positive effects on Objective 3</p> <p>Negative effects have been identified for the following objectives: Objective 1 (Biodiversity and Geodiversity) reflecting proximity to a Local Wildlife Site, Objective 7 (Land Use) reflecting greenfield land use and Objective 13 (Cultural Heritage) is identified due to the site being located in proximity to a non-designated heritage asset.</p> <p>The remaining effects are minor, mixed, or neutral.</p> <p><b>Mitigation</b></p> <p>Growth Site Policy 9a contains appropriate mitigation measures to be applied to development.</p> |                                |            |                                 |  |                         |              |                     |          |                                 |                 |                    |                                 |                       |                             |



# Appendix D Summary Scores of Additional SHELAA Sites Against IIA Objectives

## Methodology

This Addendum assesses sites within the SHELAA which have been received since the publication of the Pre-Submission IIA. The previous analysis is set out in **Appendix M** of the Pre-Submission IIA.

Criteria/distance thresholds have been identified (**Table D1**) against which site performance has been scored using a RAG approach with straight line distances calculated from the nearest edges of sites and selected features.

The outputs of the analysis are presented in **Tables D2 – D5**, with a webGIS platform used to help inform development and assessment of alternative spatial strategy options.

**Table D1 Criteria/Distance Thresholds Applied to SHELAA Sites**

| Objective & Measure  | Red   | Amber | Green | Data source   | Justification |
|--|-------|-------|-------|---|---------------|
| <b>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.</b> |       |       |       |   |               |
| Proximity to Local Nature Reserve  | <100m | <800m | >800m | CCC data  |               |
| Proximity to National Nature Reserve   | <100m | <800m | >800m | <a href="#">Natural England Open Data Geoportal</a> |               |
| Proximity to Priority Habitat Inventory  | <100m | <800m | >800m | <a href="#">Natural England Open Data Geoportal</a> |               |
| Proximity to Sites of Importance for Nature Conservation   | <100m | <800m | >800m | <a href="#">Natural England Open Data Geoportal</a> |               |

| Objective & Measure  | Red                        | Amber                                     | Green   | Data source   | Justification   |
|--|----------------------------|---|---|---|---|
| Proximity to SAC   | <100m                      | <800m                                     | >800m   | <a href="#">Natural England Open Data Geoportal</a>   |   |
| Proximity to SSSI  | <100m                      | <800m                                     | >800m   | <a href="#">Natural England Open Data Geoportal</a>   | RTPI Strategic Env. Assessment Practice Advice 2018. It is recognised that distance is not a definitive guide to the likelihood or significance of effects on a SSSI.   |
| Within SSSI impact risk zone   | Exceeds residential limits | Within 10 dwellings of residential limits | No residential limits/under residential limit | <a href="https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore">https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore</a> | <a href="https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore">https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore</a> |
| Proximity to Local Wildlife Site   | <100m                      | <800m                                     | >800m   |   |   |
| Proximity to Marine Conservation Zone  | <100m                      | <800m                                     | >800m   | <a href="#">Natural England Open Data Geoportal</a>   |   |
| Proximity to SPA and RAMSAR Sites  | <100m                      | <800m                                     | >800m   | <a href="#">Natural England Open Data Geoportal</a>   |   |
| Ancient Woodland   | <100m                      | <800m                                     | >800m   | <a href="#">Natural England Open Data Geoportal</a>   |   |
| <b>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</b>   |                            |   |   |   |   |
| IMD Barriers to housing (LSOA)   | 10%-20% most deprived      | 30-50% deprived                           | 10-20% least deprived                         | <a href="#">English indices of deprivation 2019 - GOV.UK</a>  |   |
| <b>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well-located employment opportunities to everyone.</b> |                            |   |   |   |   |

| Objective & Measure   | Red                   | Amber           | Green                 | Data source  | Justification  |
|---|-----------------------|-----------------|-----------------------|--|--|
| IMD Employment (LSOA)   | 10%-20% most deprived | 30-50% deprived | 10-20% least deprived | <a href="#">English indices of deprivation 2019 - GOV.UK</a> |  |
| IMD Income (LSOA)   | 10%-20% most deprived | 30-50% deprived | 10-20% least deprived | <a href="#">English indices of deprivation 2019 - GOV.UK</a> |  |
| Distance to Employment Area   | >5km                  | 1-5km           | <1km                  | CCC data   |  |
| <b>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</b> |                       |                 |                       |  |  |
| Distance to Primary Shopping Areas  | >800m                 | 400-800m        | <400m                 | CCC data   | CIHT Planning for Walking Guidelines, 2015   |
| Distance to Principal Neighbourhood Shopping Area   | >800m                 | 400-800m        | <400m                 | CCC data   | CIHT Planning for Walking Guidelines, 2015   |
| Distance to Local Neighbourhood Centre  | >800m                 | 400-800m        | <400m                 | CCC data   | CIHT Planning for Walking Guidelines, 2015   |
| Distance to Primary School  | >3.2km                | 1-3.2km         | <1km                  | CCC data   | Home to School Transport and Travel Guidance, 2014 (Department for Education, Home to School Travel and Transport Guidance, Statutory Guidance for Local Authorities, July 2014) |
| Distance to Secondary School  | >5km                  | 1-5km           | <1km                  | CCC data   | Home to School Transport and Travel Guidance, 2014 (Department for Education, Home to School Travel and Transport Guidance, Statutory Guidance for Local Authorities, July 2014) |
| <b>5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.</b>   |                       |                 |                       |  |  |

| Objective & Measure  | Red                   | Amber                | Green                 | Data source  | Justification                              |
|--|-----------------------|----------------------|-----------------------|--|--|
| IMD Health (LSOA)  | 10%-20% most deprived | 30-50% most deprived | 10-20% least deprived | <a href="#">English indices of deprivation 2019 - GOV.UK</a>                 |  |
| Distance to GP Practice  | >800m                 | 400-800m             | <400m                 | CCC data   | CIHT Planning for Walking Guidelines, 2015 |
| Distance to Allotments   |                       | >800m                | <400m                 | CCC data   |  |
| Distance to Parks and open spaces  | >800m                 | 400-800m             | <400m                 | CCC data   | CIHT Planning for Walking Guidelines, 2015 |
| Distance to Sports facilities  | >800m                 | 400-800m             | <400m                 | CCC data   | CIHT Planning for Walking Guidelines, 2015 |
| <b>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</b> |                       |                      |                       |  |  |
| Distance to Bus Stop   | >400m                 |                      | <400m                 | CCC data   | CIHT Planning for Walking Guidelines, 2015 |
| Distance to Train Station  | >800m                 |                      | <800m                 | CCC data   | CIHT Planning for Walking Guidelines, 2015 |
| Distance to Cycle routes   | >800m                 | 400-800m             | <400m                 | CCC data   |  |
| Distance to Park and Ride  | >800m                 |                      | <800m                 | CCC data   |  |
| Distance to EV Charge Point  | >400m                 |                      | <400m                 | <a href="#">Map of electric charging points for electric cars UK: Zapmap</a> |  |
| <b>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</b>   |                       |                      |                       |  |  |
| Presence of Brownfield land  | No                    | Part                 | Yes                   | CCC data   |  |

| Objective & Measure   | Red                 | Amber         | Green        | Data source  | Justification   |
|---|---------------------|---------------|--------------|--|---|
| Agricultural Land Classification  | Grades 1, 2 & 3a    | Grades 3b & 4 | Grade 5      | <a href="#">Provisional Agricultural Land Classification (ALC) (England)</a> |   |
| Presence of Contaminated Land   | Yes                 | Part          | No           | CCC data   |   |
| <b>8. Water: To conserve and enhance water quality and resources.</b>   |                     |               |              |  |   |
| Distance to Rivers and streams  | <10m                | 10-100m       | >100m        | CCC data   |   |
| Distance to Water bodies  | <10m                | 10-100m       | >100m        | CCC data   |   |
| <b>9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.</b> |                     |               |              |  |   |
| Presence of Flood Zone  | Flood Zones 3a & 3b | Flood Zone 2  | Flood Zone 1 | <a href="#">Flood map for planning - GOV.UK</a>                              |   |
| Presence of Flood Risk Area   | High                | Medium        | Low/Very Low | <a href="#">Flood Risk Areas - data.gov.uk</a>                               |   |
| <b>10. Air: To improve air quality.</b>   |                     |               |              |  |   |
| NO2 concentration   | >40µ/m3             |               | <40µ/m3      | <a href="#">UK Emissions Interactive Map</a>                                 | National air quality objectives ( <a href="https://www.gov.uk/government/statistics/air-quality-statistics/nitrogen-dioxide">https://www.gov.uk/government/statistics/air-quality-statistics/nitrogen-dioxide</a> )               |
| PM10 concentration  | >40µ/m3             |               | <40µ/m3      | <a href="#">UK Emissions Interactive Map</a>                                 | National air quality objectives ( <a href="https://uk-air.defra.gov.uk/assets/documents/Air_Quality_Objectives_Update_20230403.pdf">https://uk-air.defra.gov.uk/assets/documents/Air_Quality_Objectives_Update_20230403.pdf</a> ) |
| <b>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</b>                     |                     |               |              |  |   |



| Objective & Measure   | Red                 | Amber           | Green           | Data source   | Justification              |
|---|---------------------|-----------------|-----------------|---|----------------------------|
| Covered by IIA objectives 3, 4, 5, 5 & 9  |                     |                 |                 |   |                            |
| <b>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</b> |                     |                 |                 |   |                            |
| Distance to Waste management site   | Within/adjacent     |                 | Outside         | CCC data  |                            |
| Presence of Mineral Safeguarded Areas   | Within/adjacent     |                 | Outside         | CCC data  |                            |
| <b>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</b>                                     |                     |                 |                 |   |                            |
| Distance to Registered Parks and Gardens  | Within/intersecting | 0-50m           | >50m            | <a href="#">Download Listing Data - GIS Shapefiles   Historic England</a> | RTPI Practice Advice, 2019 |
| Distance to Scheduled Monuments   | Within/intersecting | 0-50m           | >50m            | <a href="#">Download Listing Data - GIS Shapefiles   Historic England</a> | RTPI Practice Advice, 2019 |
| Distance to Heritage at Risk  | Within/intersecting | 0-50m           | >50m            | <a href="#">Download Listing Data - GIS Shapefiles   Historic England</a> | RTPI Practice Advice, 2019 |
| Distance to Conservation Areas  | Within/intersecting | 0-50m           | >50m            | <a href="#">Download Listing Data - GIS Shapefiles   Historic England</a> |                            |
| Distance to Listed Buildings  | Within/intersecting | 0-50m           | >50m            | <a href="#">Download Listing Data - GIS Shapefiles   Historic England</a> | RTPI Practice Advice, 2019 |
| <b>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</b>   |                     |                 |                 |   |                            |
| Green Belt designation  | 100% of site area   | <100% site area | 0% of site area | <a href="#">English local authority Green Belt dataset - data.gov.uk</a>  |                            |



| Objective & Measure                 | Red                 | Amber           | Green           | Data source   | Justification |
|-------------------------------------|---------------------|-----------------|-----------------|---|---------------|
| Green Wedge designation             | 100% of site area   | <100% site area | 0% of site area | CCC data  |               |
| Coastal Protection Belt designation | 100% of site area   | <100% site area | 0% of site area | <a href="#">Coastal Protection Zone - Dataset - data.gov.uk</a> |               |
| Tree Preservation Orders            | Within/intersecting |                 | Outside         | CCC data  |               |

Table D2 IIA Objective 1 Biodiversity & Geodiversity

| Site  | Obj_1_Proximity_to_Ancient Woodland_RAG | Obj_1_Proximity_to_Local Nature Reserves_RAG | Obj_1_Proximity_to_Local Wildlife Site_RAG | Obj_1_Proximity_to_Marine Conservation Zones_RAG | Obj_1_Proximity_to_National Nature Reserves_RAG | Obj_1_Proximity_to_Priority Habitat Inventory_RAG | Obj_1_Proximity_to_RAMSA R_RAG | Obj_1_Proximity_to_SAC_R AG | Obj_1_Proximity_to_SPA_R AG | Obj_1_Proximity_to_SSSI_R AG | Obj_1_Proximity_to_SSSI Risk Impact Zone_RAG2 |
|---|---|--|--|--|---|---|--------------------------------|-----------------------------|-----------------------------|------------------------------|---|
| 24SHELAA13 Land adj Kov-En Main Road Boreham                          | Amber                                   | Green  | Amber                                      | Green  | Green   | Amber   | Green                          | Green                       | Green                       | Green                        | Amber   |
| 24SHELAA1 Land SW of Pembroke House London Road Great Leighs          | Amber                                   | Green  | Amber                                      | Green  | Green   | Amber   | Green                          | Green                       | Green                       | Green                        | Amber   |
| 24SHELAA3 Land SE of Pratts Farm Roundabout Little Waltham            | Green                                   | Green  | Red  | Green  | Green   | Red   | Green                          | Green                       | Green                       | Green                        | Green   |
| 24SHELAA4 Land W of Runwell Hall Farm Hoe Lane Rettendon (employment) | Amber                                   | Green  | Amber                                      | Green  | Green   | Red   | Green                          | Green                       | Green                       | Green                        | Amber   |
| 24SHELAA5 Land adjacent Rustlings School Lane Stock                   | Amber                                   | Green  | Amber                                      | Green  | Green   | Red   | Green                          | Green                       | Green                       | Green                        | Amber   |



| Site  | Obj_1_Proximity_to_Ancient Woodland_RAG | Obj_1_Proximity_to_Local Nature Reserves_RAG | Obj_1_Proximity_to_Local Wildlife Site_RAG | Obj_1_Proximity_to_Marine Conservation Zones_RAG | Obj_1_Proximity_to_National Nature Reserves_RAG | Obj_1_Proximity_to_Priority Habitat Inventory_RAG | Obj_1_Proximity_to_RAMSA R_RAG | Obj_1_Proximity_to_SAC_R AG | Obj_1_Proximity_to_SPA_R AG | Obj_1_Proximity_to_SSSI_R AG | Obj_1_Proximity_to_SSSI Risk Impact Zone_RAG2 |
|---|---|--|--|--|---|---|--------------------------------|-----------------------------|-----------------------------|------------------------------|---|
| 24SHELAA6 Land W of Glebe Meadow Roxwell                                  | Green                                   | Green  | Amber                                      | Green  | Green   | Amber   | Green                          | Green                       | Green                       | Green                        | Green   |
| 24SHELAA7 Land and Building adj 9 Springfield Road Chelmsford             | Green                                   | Amber  | Red  | Green  | Green   | Amber   | Green                          | Green                       | Green                       | Green                        | Green   |
| 24SHELAA8 Land adj to Newells Slades Lane Galleywood                      | Green                                   | Amber  | Amber                                      | Green  | Green   | Red   | Green                          | Green                       | Green                       | Green                        | Green   |
| 24SHELAA9 Land North of Old Rectory Lodge Main Road Woodham Ferrers       | Green                                   | Green  | Green                                      | Green  | Green   | Amber   | Green                          | Green                       | Green                       | Green                        | Green   |
| 24SHELAA10 Land North of Congregational Church, Main Road Woodham Ferrers | Green                                   | Green  | Green                                      | Green  | Green   | Amber   | Green                          | Green                       | Green                       | Green                        | Green   |
| 24SHELAA11 Land SW of Gardeners Galleywood Road Great Baddow              | Green                                   | Green  | Green                                      | Green  | Green   | Amber   | Green                          | Green                       | Green                       | Green                        | Green   |
| 24SHELAA14 The Old Nursery Butts Green Road Sandon                        | Green                                   | Green  | Amber                                      | Green  | Green   | Green   | Green                          | Green                       | Green                       | Green                        | Green   |
| 24SHELAA15 Wheelers Farm Little Waltham                                   | Amber                                   | Green  | Amber                                      | Green  | Green   | Amber   | Green                          | Green                       | Green                       | Green                        | Amber   |
| 24SHELAA17 Shakestone Farm Writtle Road Chelmsford                        | Green                                   | Green  | Green                                      | Green  | Green   | Green   | Green                          | Green                       | Green                       | Green                        | Green   |



Table D3 IIA Objectives 2 Housing, 3 Economy, Skills & Employment, 4 Sustainable Living & Revitalisation

| Site  | Obj_2_Proximity_to_IMD<br>Barriers to Housing and<br>Services_RAG | Obj_3_Proximity_to_Emplo<br>yment Area_RAG | Obj_3_Proximity_to_IMD<br>Employment_RAG | Obj_3_Proximity_to_IMD<br>Income_RAG | Obj_4_Proximity_to_Local<br>Neighbourhood<br>Centres_RAG | Obj_4_Proximity_to_Primar<br>y Shopping Area_RAG | Obj_4_Proximity_to_Princi<br>pal Neighbourhood<br>Shopping Area_RAG | Obj_4_Proximity_to_Primar<br>y Education_RAG | Obj_4_Proximity_to_Secon<br>dary Education_RAG |
|---|---|--|--|--------------------------------------|--|--|---|--|--|
| 24SHEKAA13 Land adj Kov-En Main Road Boreham                              | Red   | Green                                      | Green                                    | Green                                | Red  | Red  | Red   | Amber  | Amber  |
| 24SHELAA1 Land SW of Pembroke House London Road Great Leighs              | Amber   | Amber                                      | Amber                                    | Amber                                | Red  | Red  | Red   | Amber  | Amber  |
| 24SHELAA3 Land SE of Pratts Farm Roundabout Little Waltham                | Red   | Green                                      | Green                                    | Amber                                | Red  | Red  | Red   | Amber  | Amber  |
| 24SHELAA4 Land W of Runwell Hall Farm Hoe Lane Rettendon (employment)     | Red   | Green                                      | Amber                                    | Amber                                | Amber  | Red  | Red   | Green  | Amber  |
| 24SHELAA5 Land adjacent Rustlings School Lane Stock                       | Red   | Amber                                      | Green                                    | Amber                                | Amber  | Red  | Red   | Green  | Amber  |
| 24SHELAA6 Land W of Glebe Meadow Roxwell                                  | Red   | Green                                      | Green                                    | Green                                | Red  | Red  | Red   | Green  | Amber  |
| 24SHELAA7 Land and Buildings adj 9 Springfield Road Chelmsford            | Amber   | Green                                      | Amber                                    | Amber                                | Amber  | Green  | Green   | Green  | Green  |
| 24SHELAA8 Land adj to Newells Slades Lane Galleywood                      | Amber   | Green                                      | Amber                                    | Amber                                | Amber  | Red  | Red   | Green  | Amber  |
| 24SHELAA9 Land North of Old Rectory Lodge Main Road Woodham Ferrers       | Red   | Amber                                      | Amber                                    | Amber                                | Red  | Red  | Red   | Green  | Amber  |
| 24SHELAA10 Land North of Congregational Church, Main Road Woodham Ferrers | Red   | Amber                                      | Amber                                    | Amber                                | Red  | Red  | Red   | Green  | Amber  |
| 24SHELAA11 Land SW of Gardeners Galleywood Road Great Baddow              | Amber   | Green                                      | Amber                                    | Amber                                | Green  | Red  | Red   | Green  | Green  |



| Site   | Obj_2_Proximity_to_IMD Barriers to Housing and Services_RAG | Obj_3_Proximity_to_Employment Area_RAG | Obj_3_Proximity_to_IMD Employment_RAG | Obj_3_Proximity_to_IMD Income_RAG | Obj_4_Proximity_to_Local Neighbourhood Centres_RAG | Obj_4_Proximity_to_Primary Shopping Area_RAG | Obj_4_Proximity_to_Principal Neighbourhood Shopping Area_RAG | Obj_4_Proximity_to_Primary Education_RAG | Obj_4_Proximity_to_Secondary Education_RAG |
|--|---|--|---------------------------------------|-----------------------------------|--|--|--|--|--|
| 24SHELAA14 The Old Nursery Butts Green Road Sandon | Red   | Amber                                  | Amber                                 | Amber                             | Red  | Red  | Red  | Amber                                    | Amber                                      |
| 24SHELAA15 Wheelers Farm Little Waltham            | Red   | Amber                                  | Green                                 | Amber                             | Red  | Red  | Red  | Green                                    | Amber                                      |
| 24SHELAA17 Shakestone Farm Writtle Road Chelmsford | Amber   | Green                                  | Amber                                 | Amber                             | Green  | Red  | Red  | Green                                    | Green                                      |

Table D4 IIA Objectives 5 Health & Wellbeing, 6 Transport, 7 Land Use & Soils, 8 Water

| Site   | Obj_5_Proximity_to_Allotments Or Community Growing Spaces_RAG | Obj_5_Proximity_to_GPs_RAG | Obj_5_Proximity_to_IMD Health Deprivation and Disability_RAG | Obj_5_Proximity_to_Public Park Or Garden_RAG | Obj_5_Proximity_to_Sports Facility_RAG | Obj_6_Proximity_to_Bus Stop_RAG | Obj_6_Proximity_to_EV Charging Stations_RAG | Obj_6_Proximity_to_Park and Ride_RAG | Obj_6_Proximity_to_Railway Stations_RAG | Obj_7_Proximity_to_Agricultural Land Classification_RAG | Obj_8_Proximity_to_OS Open Rivers_RAG | Obj_8_Proximity_to_Waterbody_RAG |
|--|---|----------------------------|--|--|--|---------------------------------|---|--------------------------------------|---|---|---------------------------------------|----------------------------------|
| 24SHEKAA13 Land adj Kov-En Main Road Boreham | Green   | Red                        | Green  | Red  | Green                                  | Green                           | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                            |



| Site  | Obj_5_Proximity_to_Allotments Or Community Growing Spaces_RAG | Obj_5_Proximity_to_GPs_RAG | Obj_5_Proximity_to_IMD Health Deprivation and Disability_RAG | Obj_5_Proximity_to_Public Park Or Garden_RAG | Obj_5_Proximity_to_Sports Facility_RAG | Obj_6_Proximity_to_Bus Stop_RAG | Obj_6_Proximity_to_EV Charging Stations_RAG | Obj_6_Proximity_to_Park and Ride_RAG | Obj_6_Proximity_to_Railway Stations_RAG | Obj_7_Proximity_to_Agricultural Land Classification_RAG | Obj_8_Proximity_to_OS Open Rivers_RAG | Obj_8_Proximity_to_Waterbody_RA |
|---|---|----------------------------|--|--|--|---------------------------------|---|--------------------------------------|---|---|---------------------------------------|---------------------------------|
| 24SHELAA1 Land SW of Pembroke House London Road Great Leighs              | Amber   | Red                        | Green  | Red  | Red                                    | Green                           | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                           |
| 24SHELAA3 Land SE of Pratts Farm Roundabout Little Waltham                | Amber   | Red                        | Green  | Amber  | Green                                  | Red                             | Green                                       | Green                                | Red                                     | Red   | Green                                 | Green                           |
| 24SHELAA4 Land W of Runwell Hall Farm Hoe Lane Rettendon (employment)     | Amber   | Red                        | Green  | Red  | Red                                    | Red                             | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                           |
| 24SHELAA5 Land adjacent Rustlings School Lane Stock                       | Amber   | Amber                      | Green  | Red  | Amber                                  | Green                           | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                           |
| 24SHELAA6 Land W of Glebe Meadow Roxwell                                  | Green   | Red                        | Green  | Red  | Green                                  | Green                           | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                           |
| 24SHELAA7 Land and Buildings adj 9 Springfield Road Chelmsford            | Green   | Green                      | Amber  | Green  | Green                                  | Green                           | Green                                       | Red                                  | Green                                   | Green   | Green                                 | Amber                           |
| 24SHELAA8 Land adj to Newells Slades Lane Galleywood                      | Green   | Red                        | Green  | Green  | Green                                  | Green                           | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                           |
| 24SHELAA9 Land North of Old Rectory Lodge Main Road Woodham Ferrers       | Amber   | Red                        | Green  | Red  | Amber                                  | Green                           | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                           |
| 24SHELAA10 Land North of Congregational Church, Main Road Woodham Ferrers | Amber   | Red                        | Green  | Red  | Amber                                  | Green                           | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                           |
| 24SHELAA11 Land SW of Gardeners Galleywood Road Great Baddow              | Green   | Amber                      | Amber  | Amber  | Amber                                  | Green                           | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                           |
| 24SHELAA14 The Old Nursery Butts Green Road Sandon                        | Amber   | Red                        | Green  | Red  | Red                                    | Red                             | Red   | Red                                  | Red                                     | Red   | Green                                 | Green                           |



| Site   | Obj_5_Proximity_to_Allotments Or Community Growing Spaces_RAG | Obj_5_Proximity_to_GPs_RAG | Obj_5_Proximity_to_IMD Health Deprivation and Disability_RAG | Obj_5_Proximity_to_Public Park Or Garden_RAG | Obj_5_Proximity_to_Sports Facility_RAG | Obj_6_Proximity_to_Bus Stop_RAG | Obj_6_Proximity_to_EV Charging Stations_RAG | Obj_6_Proximity_to_Park and Ride_RAG | Obj_6_Proximity_to_Railway Stations_RAG | Obj_7_Proximity_to_Agricultural Land Classification_RAG | Obj_8_Proximity_to_OS Open Rivers_RAG | Obj_8_Proximity_to_Waterbody_RA G |
|--|---|----------------------------|--|--|--|---------------------------------|---|--------------------------------------|---|---|---------------------------------------|-----------------------------------|
| 24SHELAA15 Wheelers Farm Little Waltham            | Green   | Amber                      | Green  | Red  | Green                                  | Red                             | Red   | Green                                | Red                                     | Red   | Green                                 | Green                             |
| 24SHELAA17 Shakestone Farm Writtle Road Chelmsford | Green   | Red                        | Amber  | Green  | Green                                  | Green                           | Red   | Red                                  | Red                                     | Red   | Green                                 | Red                               |

Table D5 IIA Objectives 9 Flood Risk & Coastal Erosion, 10 Air Quality, 12 Waste, 13 Cultural Heritage, 14 Landscape & Townscape

| Site   | Obj_9_Proximity_to_Flood Risk Area_RAG | Obj_9_Proximity_to_Flood Zone_RAG | Obj_10_Proximity_to_AQMA NO2_RAG | Obj_10_Proximity_to_AQMA PM10_RAG | Obj_12_Proximity_to Active Landfill Site_RAG | Obj_12_Proximity_to Historic Landfill Site_RAG | Obj_13_Proximity_to Conservation Areas_RAG | Obj_13_Proximity to Listed Buildings_RAG | Obj_13_Proximity to Scheduled Monuments_RAG | Obj_14_Proximity to Green Wedge_RAG | Obj_14_Proximity to Green Belt_RAG |
|--|--|-----------------------------------|----------------------------------|-----------------------------------|--|--|--|--|---|-------------------------------------|------------------------------------|
| 24SHEKAA13 Land adj Kov-En Main Road Boreham                 | Green                                  | Green                             | Green                            | Green                             | Green  | Green  | Green                                      | Amber                                    | Amber                                       | Green                               | Green                              |
| 24SHELAA1 Land SW of Pembroke House London Road Great Leighs | Green                                  | Green                             | Green                            | Green                             | Green  | Green  | Green                                      | Amber                                    | Amber                                       | Green                               | Green                              |
| 24SHELAA3 Land SE of Pratts Farm Roundabout Little Waltham   | Green                                  | Green                             | Green                            | Green                             | Green  | Red  | Green                                      | Amber                                    | Amber                                       | Green                               | Green                              |



| Site  | Obj_9_Proximity_to_Flood Risk Area_RAG | Obj_9_Proximity_to_Flood Zone_RAG | Obj_10_Proximity_to_AQMA NO2_RAG | Obj_10_Proximity_to_AQMA PM10_RAG | Obj_12_Proximity_to Active Landfill Site_RAG | Obj_12_Proximity_to Historic Landfill Site_RAG | Obj_13_Proximity_to Conservation Areas_RAG | Obj_13_Proximity to Listed Buildings_RAG | Obj_13_Proximity to Scheduled Monuments_RAG | Obj_14_Proximity to Green Wedge_RAG | Obj_14_Proximity to Green Belt_RAG |
|---|--|-----------------------------------|----------------------------------|-----------------------------------|--|--|--|--|---|-------------------------------------|------------------------------------|
| 24SHELAA4 Land W of Runwell Hall Farm Hoe Lane Rettendon (employment)     | Green                                  | Green                             | Green                            | Green                             | Green  | Green  | Amber                                      | Amber                                    | Amber                                       | Green                               | Red                                |
| 24SHELAA5 Land adjacent Rustlings School Lane Stock                       | Green                                  | Green                             | Green                            | Green                             | Green  | Green  | Amber                                      | Green                                    | Amber                                       | Green                               | Red                                |
| 24SHELAA6 Land W of Glebe Meadow Roxwell                                  | Green                                  | Green                             | Green                            | Green                             | Green  | Green  | Amber                                      | Green                                    | Amber                                       | Green                               | Amber                              |
| 24SHELAA7 Land and Buildings adj 9 Springfield Road Chelmsford            | Red                                    | Red                               | Green                            | Green                             | Green  | Green  | Amber                                      | Green                                    | Amber                                       | Amber                               | Green                              |
| 24SHELAA8 Land adj to Newells Slades Lane Galleywood                      | Green                                  | Green                             | Green                            | Green                             | Green  | Green  | Amber                                      | Amber                                    | Amber                                       | Green                               | Red                                |
| 24SHELAA9 Land North of Old Rectory Lodge Main Road Woodham Ferrers       | Green                                  | Green                             | Green                            | Green                             | Green  | Green  | Amber                                      | Amber                                    | Amber                                       | Green                               | Green                              |
| 24SHELAA10 Land North of Congregational Church, Main Road Woodham Ferrers | Green                                  | Green                             | Green                            | Green                             | Green  | Green  | Amber                                      | Amber                                    | Amber                                       | Green                               | Green                              |
| 24SHELAA11 Land SW of Gardeners Galleywood Road Great Baddow              | Red                                    | Green                             | Green                            | Green                             | Green  | Green  | Green                                      | Amber                                    | Amber                                       | Green                               | Amber                              |
| 24SHELAA14 The Old Nursery Butts Green Road Sandon                        | Green                                  | Green                             | Green                            | Green                             | Green  | Green  | Amber                                      | Amber                                    | Amber                                       | Green                               | Green                              |
| 24SHELAA15 Wheelers Farm Little Waltham                                   | Green                                  | Green                             | Green                            | Green                             | Green  | Red  | Amber                                      | Amber                                    | Amber                                       | Green                               | Green                              |
| 24SHELAA17 Shakestone Farm Writtle Road Chelmsford                        | Green                                  | Red                               | Green                            | Green                             | Green  | Green  | Amber                                      | Amber                                    | Green                                       | Red                                 | Red                                |



## Appendix E Corrections to the Pre-Submission IIA

### 1. Correction to the RAG Scores in Respect of Sites 21SHELAA97 and 21SHELAA98

As part of the representations made on the Pre-Submission IIIA, the following observations were made in respect of the RAG scoring against two promoted sites.

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|         |              |                |  |   |
|---------|--------------|----------------|--|---|
| PSIIA-9 | Vistry Group | Section 6.4.30 | <p>9. In addition to the above, we wish to highlight errors made in the Assessment of SHELAA Sites (Appendix M of the IIA) with respect to two sites promoted by Vistry; 21SHELAA97 (land south of Writtle), and 21SHELAA98 (land at Skeggs Farm).</p> <p>10. The assessment identifies that 21SHELAA98 is within 100m of a Local Nature Reserve (LNR) and the site is scored Red in this category. A review of Chelmsford City Council's Interactive Planning Policy Map confirms this is not the case. The nearest LNR is well beyond 800m and therefore the site should be reassessed as Green in this category.</p> <p>11. Both 21SHELAA97 and 21SHELAA98 have been assessed as Red for proximity to primary school; indicating that the nearest primary school is greater than 3.2km from the site. This is incorrect. Primary education in Writtle is covered by Infant and Junior Schools which are based on the same site. This school site is within 1km of both 21SHELAA97 and 21SHELAA98 and they should therefore be reassessed as Green.</p> <p>12. Both sites have been assessed as Red for distance to rivers (&lt;10m) and presence of flood zone 3. Whilst this may be correct, it is important to note that no development is proposed within flood zones 2 and 3. The proposed site boundaries could have been drawn to exclude such zones, however a key benefit of the proposal is that opportunities have been identified to incorporate a range of natural flood management techniques to help address the risk of flooding to the City Centre.</p> | Scoring suggestions noted which will be reviewed. |
|---------|--------------|----------------|--|---|

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Corrections to the RAG Assessment for these two sites are set out below.

A. Proximity to Local Nature Reserve

EXISTING ANALYSIS

| OBJECTID | ADDRESS   | NLUD REFERENCE | Obj1_Proximity_to_Local_Nature_Reserve_RAG | Obj1_Proximity_to_National_Nature_Reserve_RAG | Obj1_Proximity_to_Priority_Habitat_Inventory_RAG | Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA | Obj1_Proximity_to_SAC_RAG | Obj1_Proximity_to_SSSI_RAG | Obj1_Proximity_to_Local_Wildlife_Site_RAG | Obj1_Proximity_to_Marine_Conservation_Zone_RAG | Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG | Obj1_Ancient_Woodland_RAG |
|----------|---|----------------|--|---|--|--|---------------------------|----------------------------|---|--|--|---------------------------|
| 258      | Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex | 21SHELAA98     | RED  | GREEN   | RED  | GREEN  | GREEN                     | GREEN                      | RED                                       | GREEN  | GREEN                                      | GREEN                     |

CORRECTED ANALYSIS

| OBJECTID | ADDRESS   | NLUD REFERENCE | Obj1_Proximity_to_Local_Nature_Reserve_RAG | Obj1_Proximity_to_National_Nature_Reserve_RAG | Obj1_Proximity_to_Priority_Habitat_Inventory_RAG | Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA | Obj1_Proximity_to_SAC_RAG | Obj1_Proximity_to_SSSI_RAG | Obj1_Proximity_to_Local_Wildlife_Site_RAG | Obj1_Proximity_to_Marine_Conservation_Zone_RAG | Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG | Obj1_Ancient_Woodland_RAG |
|----------|---|----------------|--|---|--|--|---------------------------|----------------------------|---|--|--|---------------------------|
| 258      | Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex | 21SHELAA98     | GREEN                                      | GREEN   | RED  | GREEN  | GREEN                     | GREEN                      | RED                                       | GREEN  | GREEN                                      | GREEN                     |



## 2. Proximity to Primary School

### EXISTING ANALYSIS

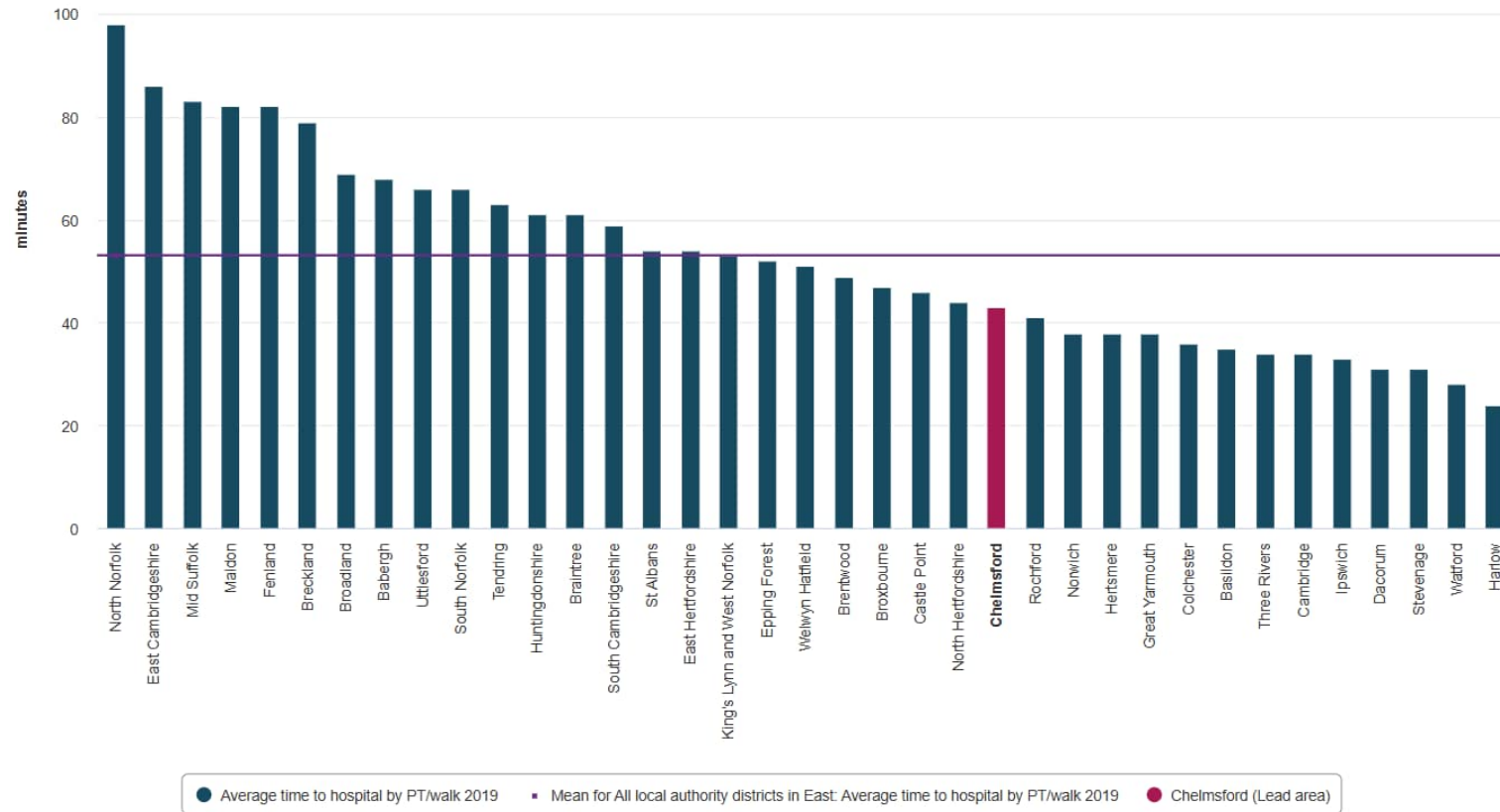
| OBJECTID | ADDRESS  | NLUD REFERENCE | Obj2_IMD_Barriers_to_housing_LSOA_RAG | Obj3_IMD_Employment_LSOA_RAG | Obj3_IMD_Income_LSOA_RAG | Obj4_Distance_to_Primary_Shopping_Areas_RAG | Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG | Obj4_Distance_to_Local_Neighbourhood_Centre_RAG | Obj4_Distance_to_Primary_School_RAG | Obj4_Distance_to_Secondary_School_RAG | Obj5_Distance_to_GP_Practice_RAG | Obj6_Distance_to_EV_Charge_Point_RAG |
|----------|--|----------------|---------------------------------------|------------------------------|--------------------------|---|--|---|-------------------------------------|---------------------------------------|----------------------------------|--------------------------------------|
| 239      | Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex | 21SHELAA97     | AMBER                                 | GREEN                        | GREEN                    | RED   | RED  | GREEN   | RED                                 | GREEN                                 | AMBER                            | RED                                  |
| 258      | Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex      | 21SHELAA98     | AMBER                                 | GREEN                        | GREEN                    | RED   | RED  | GREEN   | RED                                 | GREEN                                 | AMBER                            | RED                                  |

### CORRECTED ANALYSIS

| OBJECTID | ADDRESS  | NLUD REFERENCE | Obj2_IMD_Barriers_to_housing_LSOA_RAG | Obj3_IMD_Employment_LSOA_RAG | Obj3_IMD_Income_LSOA_RAG | Obj4_Distance_to_Primary_Shopping_Areas_RAG | Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG | Obj4_Distance_to_Local_Neighbourhood_Centre_RAG | Obj4_Distance_to_Primary_School_RAG | Obj4_Distance_to_Secondary_School_RAG | Obj5_Distance_to_GP_Practice_RAG | Obj6_Distance_to_EV_Charge_Point_RAG |
|----------|--|----------------|---------------------------------------|------------------------------|--------------------------|---|--|---|-------------------------------------|---------------------------------------|----------------------------------|--------------------------------------|
| 239      | Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex | 21SHELAA97     | AMBER                                 | GREEN                        | GREEN                    | RED   | RED  | GREEN   | GREEN                               | GREEN                                 | AMBER                            | RED                                  |
| 258      | Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex      | 21SHELAA98     | AMBER                                 | GREEN                        | GREEN                    | RED   | RED  | GREEN   | GREEN                               | GREEN                                 | AMBER                            | RED                                  |

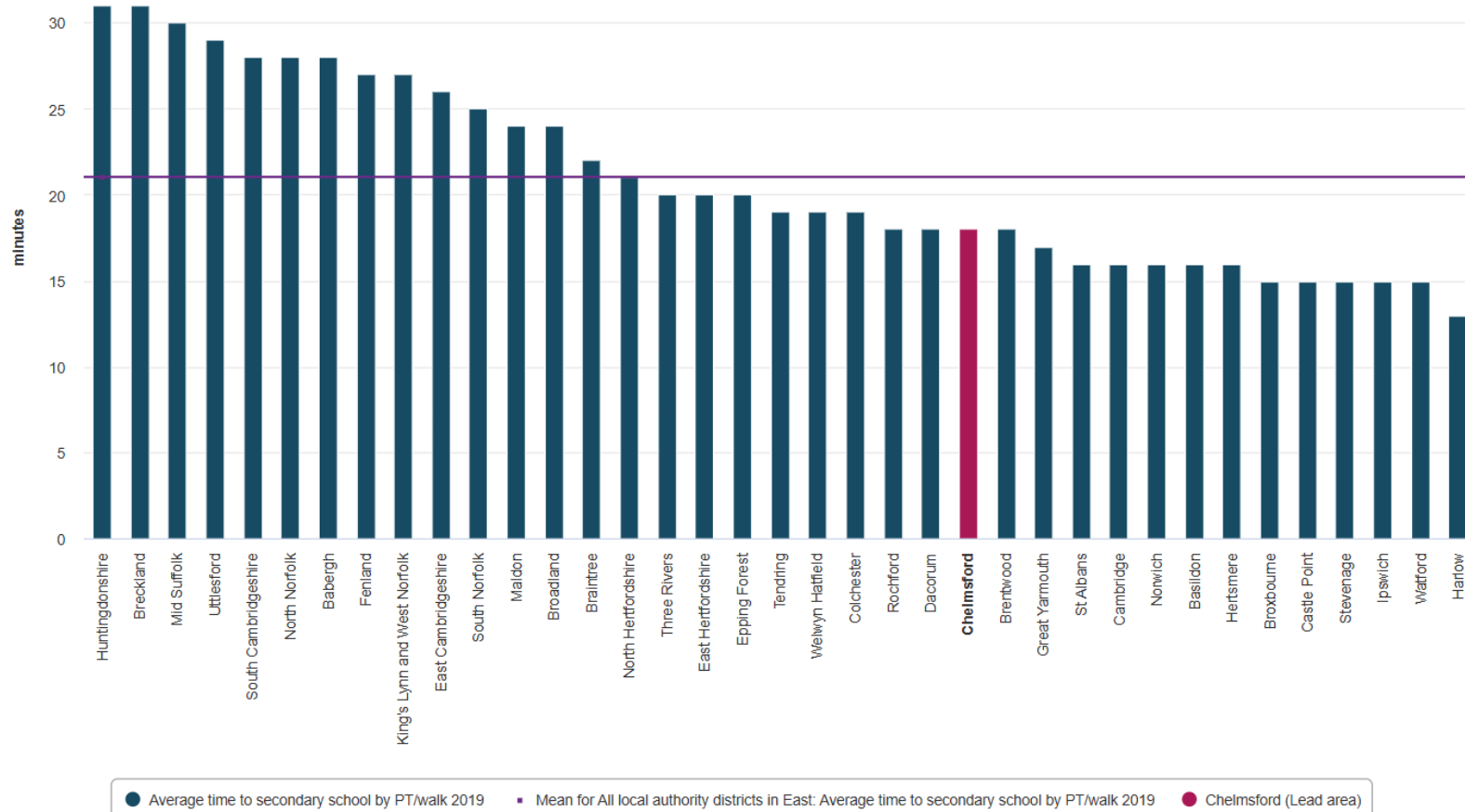
## 2. Enhanced Clarity of Figure 3.7, Figure 3.8 and Figure 3.9

**Figure 3.7 Travel time in minutes to nearest hospital by public transport/walking (2019) for all local authority districts in East England**



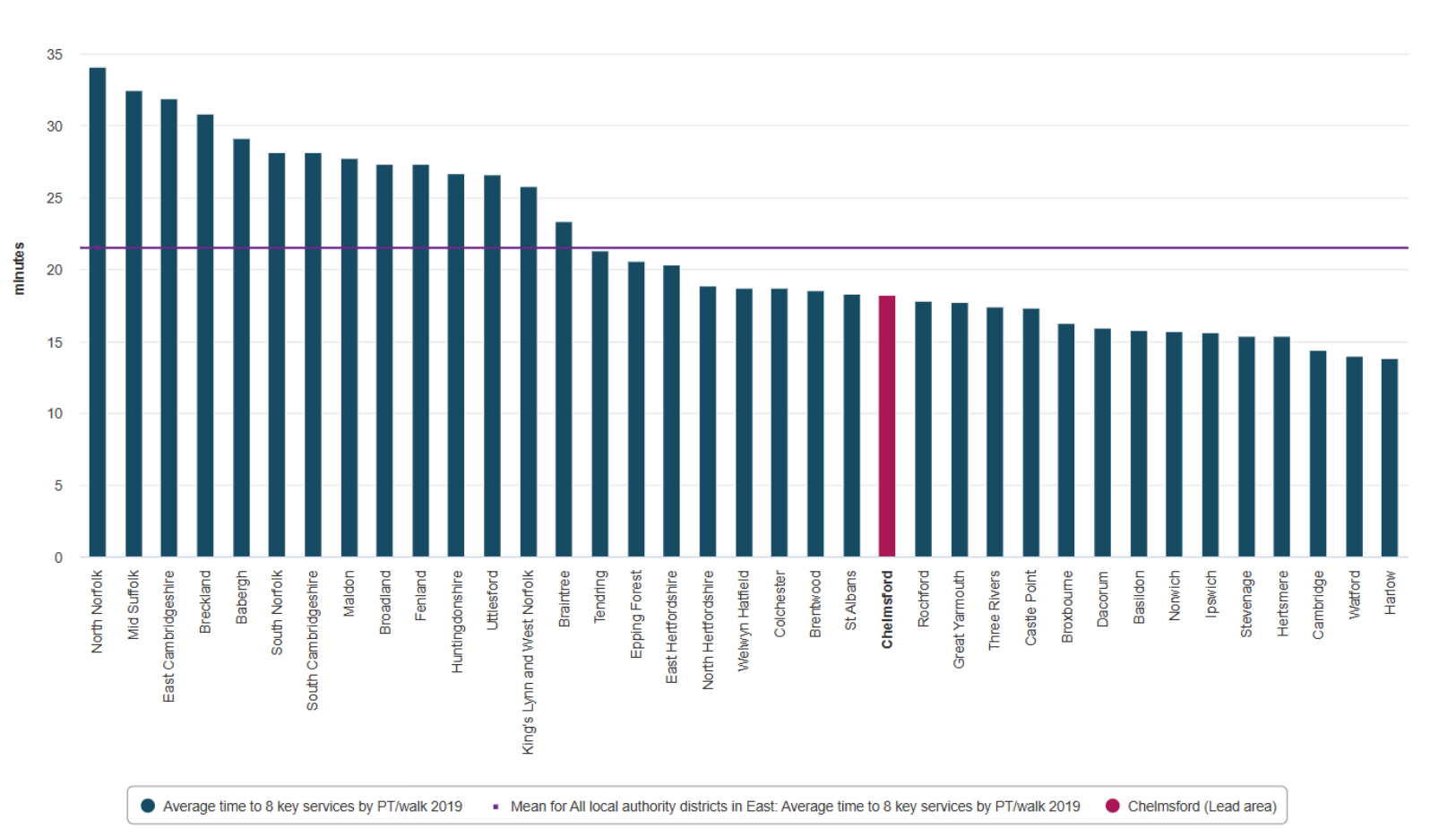
Source: LG Inform Inform (2021) Travel time in minutes to 8 key services by public transport/walking in Chelmsford. Available at: [https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion\\_East&mod-type=namedComparisonGroup](https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup)

**Figure 3.8 Travel time in minutes to nearest secondary school by public transport/walking (2019) for all local authority districts in East England**



Source: LG Inform Inform (2021) Travel time in minutes to 8 key services by public transport/walking in Chelmsford. Available at: [https://lginform.local.gov.uk/reports/lgastandard?metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion\\_East&mod-type=namedComparisonGroup](https://lginform.local.gov.uk/reports/lgastandard?metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup)

**Figure 3.9 Travel time in minutes to 8 key services by public transport/walking in (2019) for all local authority districts in East England**



Source: LG Inform Inform (2021) Travel time in minutes to 8 key services by public transport/walking in Chelmsford. Available at: [https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion\\_East&mod-type=namedComparisonGroup](https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup).

### 3. Corrected Scoring for Table 5.8 to Accord with the Analysis Presented in Appendix G

Table 5.8 Summary of the Appraisal of Proposed Allocations in Growth Area 1 - Central and Urban Chelmsford

| New Site Ref. | Dev. proposed | Site Name   | 1. Biodiversity | 2. Housing | 3. Economy | 4. Sustainable living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use | 8. Water | 9. Flood Risk | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---------------|---------------|---|-----------------|------------|------------|--|-------------------------|--------------|-------------|----------|---------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| CW1a          | 450 dwellings | FORMER GAS WORKS  | -/?             | ++         | +/?        | ++                                       | +                       | ++           | ++          | 0        | -             | -               | ~                  | 0                               | +/-/?                 | +                           |
| CW1c          | 130 dwellings | LOCKSIDE, NAVIGATION ROAD   | -/?             | ++         | +/?        | ++                                       | +                       | ++           | ++          | 0        | -             | -               | ~                  | 0                               | +/-/?                 | +                           |
| CW1d          | 190 dwellings | BADDOW ROAD CAR PARK, AND LAND TO THE EAST OF THE CAR PARK, BADDOW ROAD | -/?             | ++         | +/?        | ++                                       | +                       | ++           | ++          | 0        | -             | -               | ~                  | 0                               | +/-/?                 | +                           |
| CW1e          | 75 dwellings  | TRAVIS PERKINS NAVIGATION ROAD  | -/?             | ++         | +/?        | ++                                       | +                       | ++           | ++          | 0        | -             | -               | ~                  | 0                               | +/-/?                 | +                           |

| New Site Ref. | Dev. proposed                   | Site Name                                | 1. Biodiversity | 2. Housing | 3. Economy | 4. Sustainable living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use | 8. Water | 9. Flood Risk | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---------------|---------------------------------|--|-----------------|------------|------------|--|-------------------------|--------------|-------------|----------|---------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| CW1f          | 35 dwellings                    | NAVIGATION ROAD SITES                    | -/?             | ++         | +/?        | ++                                       | +                       | ++           | ++          | 0        | -             | -               | ~                  | 0                               | +/-/?                 | +                           |
| 1b            | 185 dwellings<br>2 SEND schools | FORMER ST PETERS COLLEGE<br>FOX CRESCENT | -/?             | ++         | ++         | ++                                       | ++                      | ++/-         | ++/-        | 0        | 0             | 0               | ~                  | 0                               | 0                     | 0                           |
| 1d            | 150 dwellings<br>Retail         | RIVERSIDE ICE AND LEISURE, VICTORIA ROAD | -/?             | ++         | +/-/?      | ++                                       | -                       | ++/-         | ++          | -        | -             | 0               | ~                  | 0                               | -                     | +                           |
| 1e            | 100 dwellings                   | CIVIC CENTRE LAND, FAIRFIELD ROAD        | 0/?             | ++         | +/-        | ++                                       | -                       | ++/-         | ++          | 0        | 0             | 0               | ~                  | 0                               | +                     | +                           |
| 1f            | 197 dwellings                   | EASTWOOD HOUSE (CAR PARK) GLEBE ROAD     | 0/?             | ++         | +/-        | ++                                       | +                       | ++           | ++          | 0        | 0             | 0               | ~                  | 0                               | +                     | +                           |



| New Site Ref. | Dev. proposed | Site Name  | 1. Biodiversity | 2. Housing | 3. Economy | 4. Sustainable living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use | 8. Water | 9. Flood Risk | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---------------|---------------|--|-----------------|------------|------------|--|-------------------------|--------------|-------------|----------|---------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| 1g            | 29 dwellings  | CHELMSFORD SOCIAL CLUB, SPRINGFIELD ROAD               | -/?             | +          | +/-        | ++                                       | +                       | ++/-         | ++          | -        | -             | -               | ~                  | 0                               | 0                     | +                           |
| 1h            | 80 dwellings  | ASHBY HOUSE CAR PARKS NEW STREET                       | -/?             | +          | +/-        | ++                                       | 0                       | ++/-         | ++          | 0        | 0             | 0               | ~                  | 0                               | 0                     | +                           |
| 1i            | 75 dwellings  | RECORY LANE CAR PARK WEST                              | 0/?             | +          | +/-        | ++                                       | +                       | ++           | ++          | 0        | 0             | 0               | ~                  | 0                               | 0                     | +                           |
| 1k            | 41 dwellings  | FORMER CHELMSFORD ELECTRICAL AND CAR WASH BROOK STREET | 0/?             | +          | +/-/?      | ++                                       | 0                       | ++           | ++          | 0        | 0             | 0               | ~                  | 0                               | 0                     | +                           |

| New Site Ref. | Dev. proposed | Site Name                           | 1. Biodiversity | 2. Housing | 3. Economy | 4. Sustainable living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use | 8. Water | 9. Flood Risk | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---------------|---------------|-------------------------------------|-----------------|------------|------------|--|-------------------------|--------------|-------------|----------|---------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| 1l            | 30 dwellings  | BT TELEPHONE EXCHANGE COTTAGE PLACE | 0/?             | +          | +/-/?      | ++                                       | 0                       | ++           | ++          | 0        | 0             | 0               | ~                  | 0                               | 0                     | +                           |
| 1m            | 23 dwellings  | RECTORY LANE CAR PARK EAST          | 0/?             | +          | +/-        | ++                                       | +                       | ++           | ++          | 0        | 0             | 0               | ~                  | 0                               | 0                     | +                           |
| 1n            | 20 dwellings  | WATERHOUSE LANE DEPOT AND NURSERY   | 0/?             | +          | +/-        | ++                                       | +                       | ++           | ++          | 0        | 0             | 0               | ~                  | 0                               | 0                     | +                           |
| 1p            | 15 dwellings  | BRITISH LEGION NEW LONDON ROAD      | 0/?             | +          | +/-        | ++                                       | 0                       | ++/-         | ++          | 0        | 0             | 0               | ~                  | 0                               | 0                     | +                           |
| 1q            | 18 dwellings  | LAND REAR OF 17 TO 37 BEACH'S DRIVE | 0/?             | +          | +/-        | +  | +                       | ++           | ++          | 0        | -             | 0               | ~                  | 0                               | 0                     | +                           |

| New Site Ref. | Dev. proposed               | Site Name                                    | 1. Biodiversity | 2. Housing | 3. Economy | 4. Sustainable living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use | 8. Water | 9. Flood Risk | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---------------|-----------------------------|--|-----------------|------------|------------|--|-------------------------|--------------|-------------|----------|---------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| 1r            | 12 dwellings                | GARAGE SITE ST NAZAIRE ROAD                  | -/?             | +          | +/-        | ++                                       | +                       | ++           | ++          | 0        | 0             | 0               | ~                  | 0                               | 0                     | 0                           |
| 1s            | 6 dwellings                 | GARAGE SITE AND LAND MEDWAY CLOSE            | 0/?             | +          | +/-        | +  | -                       | ++/-         | ++/--       | -        | -             | 0               | ~                  | 0                               | 0                     | -                           |
| 1t            | 10 dwellings                | CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD   | 0/?             | +          | +/-        | ++                                       | 0                       | ++           | ++          | 0        | 0             | 0               | ~                  | 0                               | -                     | +                           |
| 1v            | Business use                | RAILWAY SIDINGS BROOK STREET CHELMSFORD      | -/?             | 0          | ++         | ++                                       | +/-                     | ++/?         | ++          | -        | -             | 0               | ~                  | 0                               | 0                     | +                           |
| 1w            | 757 dwellings and mixed use | MEADOWS SHOPPING CENTRE AND SURFACE CAR PARK | 0/?             | ++         | +/-        | ++                                       | +                       | ++/-         | ++          | -        | -             | -               | ~                  | 0                               | 0                     | +                           |

| New Site Ref. | Dev. proposed               | Site Name                                    | 1. Biodiversity | 2. Housing | 3. Economy | 4. Sustainable living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use | 8. Water | 9. Flood Risk | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---------------|-----------------------------|--|-----------------|------------|------------|--|-------------------------|--------------|-------------|----------|---------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| 1y            | 100 dwellings               | LAND BETWEEN HOFFMANN'S WAY AND BROOK STREET | 0/?             | +          | +/-        | ++                                       | 0                       | ++/-         | ++          | -        | -             | -               | ~                  | 0                               | 0                     | +                           |
| 1z            | 50 dwellings                | GRANARY CAR PARK                             | 0/?             | +          | +/-        | ++                                       | 0                       | ++/-         | ++          | -        | -             | -               | ~                  | 0                               | 0                     | +                           |
| 1aa           | 40 dwellings                | COVAL LANE CAR PARK                          | 0/?             | +          | +/-        | ++                                       | 0                       | ++/-         | ++          | -        | -             | -               | ~                  | 0                               | 0                     | +                           |
| 1bb           | 12 dwellings                | GLEBE ROAD CAR PARK                          | 0/?             | +          | +/-        | ++                                       | 0                       | ++/-         | ++          | -        | -             | -               | ~                  | 0                               | 0                     | +                           |
| 1cc           | 250 (183 net new) dwellings | ANDREWS PLACE, LAND WEST OF RAINSFORD LANE   | 0/?             | +          | +/-        | ++                                       | 0                       | ++/-         | ++          | -        | -             | -               | ~                  | 0                               | 0                     | +                           |
| 2             | 880 homes; 5 TSP plots;     | WEST CHELMSFORD                              | 0/?             | ++         | +/-        | ++                                       | ++                      | ++           | --          | -        | -             | 0               | ~                  | --                              | 0/?                   | --                          |

| New Site Ref. | Dev. proposed                        | Site Name                                      | 1. Biodiversity | 2. Housing | 3. Economy | 4. Sustainable living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use | 8. Water | 9. Flood Risk | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---------------|--------------------------------------|--|-----------------|------------|------------|--|-------------------------|--------------|-------------|----------|---------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
|               | Neighbourhood Centre; Primary School |  |                 |            |            |  |                         |              |             |          |               |                 |                    |                                 |                       |                             |
| 3a            | 360 dwellings                        | EAST OF CHELMSFORD - MANOR FARM                | 0/?             | ++         | +/-        | +  | ++                      | ++           | --          | -        | -             | 0               | ~                  | --/?                            | -/?                   | -                           |
| 3b            | 5,000 sqm business                   | EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD | 0/?             | 0          | ++         | +  | ++                      | ++           | --          | 0        | 0             | 0               | ~                  | --/?                            | -/?                   | -                           |
| 3c            | 109 dwellings                        | EAST OF CHELMSFORD - LAND SOUTH OF MALDON ROAD | 0/?             | ++         | +/-        | +  | ++                      | ++           | --          | 0        | 0             | 0               | ~                  | --/?                            | -/?                   | -                           |

| New Site Ref. | Dev. proposed | Site Name                                      | 1. Biodiversity | 2. Housing | 3. Economy | 4. Sustainable living and Revitalisation | 5. Health and Wellbeing | 6. Transport | 7. Land Use | 8. Water | 9. Flood Risk | 10. Air Quality | 11. Climate Change | 12. Waste and Natural Resources | 13. Cultural Heritage | 14. Landscape and Townscape |
|---------------|---------------|--|-----------------|------------|------------|--|-------------------------|--------------|-------------|----------|---------------|-----------------|--------------------|---------------------------------|-----------------------|-----------------------------|
| 3d            | 65 dwellings  | EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD | 0/?             | +          | +/-        | +  | +++                     | ++           | --          | 0        | 0             | 0               | ~                  | --                              | 0/?                   | -                           |
| 4             | 24 dwellings  | LAND NORTH OF GALLEYWOOD RESERVOIR             | -               | +          | +/-        | +  | +                       | ++           | ++/-        | -        | 0             | 0               | ~                  | 0                               | 0                     | 0                           |
| 5             | 25 dwellings  | WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE  | 0/?             | +          | +/-        | ++                                       | +                       | ++           | ++/-        | 0        | 0             | 0               | ~                  | 0                               | -                     | +/0                         |



## **Appendix F     Addendum to the Pre-Submission HRA**



Chelmsford City Council

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## **Chelmsford Local Plan**

Habitats Regulations Assessment (HRA):  
Focused Consultation Additional Sites  
(Regulation 19) Addendum



Chelmsford City Council

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## **Chelmsford Local Plan**

Habitats Regulations Assessment (HRA): Focused  
Consultation Additional Sites (Regulation 19) Addendum

**Type of document (version) Public**

**Project no. UK-62280321**

**Date: November 2025**

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# Quality control

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| <b>Issue/revision</b> | <b>First issue</b>      | <b>Revision 1</b>      | <b>Revision 2</b> | <b>Revision 3</b> |
|-----------------------|-------------------------|------------------------|-------------------|-------------------|
| Remarks               | Draft for client review | Final for consultation |                   |                   |
| Date                  | 13/10/2025              | 28/10/2025             |                   |                   |
| Prepared by           | AP                      | AP                     |                   |                   |
| Checked by            | UD                      | UD                     |                   |                   |
| Authorised by         | RD                      | RD                     |                   |                   |
| Project number        | UK-62280321             | UK-62280321            |                   |                   |
| Report number         | 01                      | 02                     |                   |                   |



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# 1 Introduction

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- 1.1.1. This document is an Addendum to the Pre-Submission IIA<sup>1</sup>, specifically Appendix N (Habitats Regulations Assessment (HRA) Report) and has been produced to provide an assessment of the Focused Consultation Additional Sites (Regulation 19) Document<sup>2</sup> produced by Chelmsford City Council. In light of changed circumstances for preparation of the Local Plan, the City Council is undertaking a focused consultation seeking representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, four expanded housing expanded sites and one expanded employment site. This Addendum forms part of the IIA.
- 1.1.2. Following this introductory chapter this Addendum to Appendix N of the Pre-Submission IIA Report is structured as follows:
- **Chapter 2** - sets out the proposed changes to the Local Plan proposed through the Focused Consultation Additional Sites (Regulation 19) Document.
  - **Chapter 3** - provides an overview of the previous HRA findings and then a review of the proposed changes to determine if they affect the conclusions.
  - **Chapter 4** - sets out the conclusions and next steps.

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<sup>1</sup> WSP (2025) Integrated Impact Assessment of the Pre-Submission Chelmsford Local Plan

<sup>2</sup> Chelmsford City Council (2025) Focused Consultation Additional Sites (Regulation 19) Document

## 2 Proposed Changes to the Local Plan

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### 2.1 Introduction

- 2.1.1. The Pre-Submission Plan and accompanying HRA Report were published for consultation from 4th February to 18th March 2025. Following the conclusion of this consultation, several significant events have taken place. These include:
- Three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed.
  - The reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years.
  - As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council does not have 5 years of deliverable housing supply.
  - The Government announced the cancellation of the A12 Chelmsford to A120 widening scheme which had planning permission through a Development Consent Order (DCO).
- 2.1.2. In response to these events, the Council has identified additional site allocations for inclusion within the review of the Local Plan to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found "sound" at examination. It will also allow time to assess the implications of the cancellation of the A12 Chelmsford to A120 Widening Scheme and to continue discussions with National Highways and Homes England regarding a funding solution.

### 2.2 Proposed changes to the Local Plan

- 2.2.1. The proposed changes to the Local Plan are outlined below:
- 11 new and three expanded housing site allocation policies;
  - One expanded employment site allocation policy;
  - Key consequential tracked changes to Strategic Policy S6 – Housing and Employment Requirements; and
  - Key consequential tracked changes to Strategic Policy S7 – The Spatial Strategy.
- 2.2.2. The Council has identified a number of new small sites and existing allocations that could deliver additional capacity. Further details on these sites are provided in Chapter 3 and **Table 3-1**.

## 3 Review of proposed changes

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### 3.1 Overview of previous HRA work

- 3.1.1. As previously stated, the HRA Report was presented in Appendix N of the IIA Report that accompanied the Pre-submission Local Plan on consultation in early 2025<sup>3</sup>. The approach to the HRA for the Local Plan and baseline summary and impact pathways were presented in Chapters 2 and 3 respectively of the Pre-submission HRA Report.
- 3.1.2. The HRA concluded, in summary, that:
- Nine European sites might be exposed to ‘significant’ effects from the Local Plan, alone or in combination: Essex Estuaries SAC: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar: Blackwater Estuary (Mid-Essex Coast Phase 4) SPA: Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar: Dengie (Mid-Essex Coast Phase 1) SPA: Dengie (Mid-Essex Coast Phase 1) Ramsar: Outer Thames Estuary SPA: and Epping Forest SAC.
  - Following appropriate assessments, taking into account of those aspects where effect pathways are present (in-combination water quality, air quality and visitor pressure effects, and effects on species using land located outside the European site boundaries), and considering specific and cross-cutting policy-based mitigation and avoidance measures that have been incorporated into the plan, that the Pre-Submission (Regulation 19) Local Plan (as currently drafted) will have no adverse effects on the integrity of any European sites, alone or in combination.
- 3.1.3. In response to the Pre-Submission (Regulation 19) Local Plan Consultation, Natural England confirmed that they consider the Local Plan ‘sound’ with regard to aspects relevant to their Natural Environment remit, notably requirements under the Habitats Regulations. Chelmsford City Council has provided an IIA feedback report reviewing consultation feedback including that from Natural England<sup>4</sup>.

### 3.2 Review of proposed changes

- 3.2.1. The proposed changes to the Local Plan are set out in **Section 2.2** of this HRA Report Addendum. The key changes to the Local Plan relate to the inclusion of additional and/ or changes to existing site allocations, these amendments are then reflected across the policies.

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<sup>3</sup> [pre-submission-integrated-impact-assessment-iiia.pdf](#)

<sup>4</sup> <https://www.chelmsford.gov.uk/media/mdwvowe/pre-submission-regulation-19-integrated-impact-assessment-feedback-report-july-2025.pdf>



## Location of proposed site allocations

- 3.2.2. **Table 3-1** below sets out the key changes to site allocations, their location and distance to the nearest European sites.

**Table 3-1 – Proposed changes to site allocations**

| Site Reference | Status             | Site Location   | Dwellings/<br>Employment<br>Space          | Location of sites in relation to European sites   |
|----------------|--------------------|---|--|---|
| SGS1dd         | New Site           | Former Kay-Metzeler, Chelmsford                         | 100  | The site is situated within the urban area of Chelmsford and is approximately 14.1km from the nearest European site, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.   |
| SGS7b          | Increased capacity | Land East of London Road, Great Leighs                  | Increased capacity from 250 to 390         | The site is situated in the north of the district adjacent to the defined settlement of Great Leighs. It is approximately 16km from the nearest European site, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar. |
| SGS9a          | Increased capacity | Waltham Road Employment Area, Boreham                   | Increased capacity from 3,500 to 14,000sqm | The site is situated to the north of Boreham and is approximately 9.7km from the nearest European site, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.  |
| SGS9b          | New Site           | South of Main Road and Dukes Wood Close, Boreham        | 22   | The site is situated adjacent to site SGS9c, to the east of Boreham. It is approximately 9.5km from the nearest European sites, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.                                |
| SGS9c          | New Site           | Land to the East of 118 to 124 Plantation Road, Boreham | 60   | The site is situated adjacent to site SGS9b, to the east of Boreham. It is approximately 9.5km from the nearest European site, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.                                 |
| GS11c          | Increased capacity | Land West of Barbrook Way, Bicknacre                    | Increased capacity from 20 to 250          | The site is situated to the south west of Bicknacre and is approximately 4.6km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.   |
| GS14b          | Increased capacity | Land South of Ford End Primary School                   | Increased capacity from 20 to 75           | The capacity of the site has increased from 20 to 75 dwellings. The site is situated in the north of the district to the south of Ford End. It is approximately 19.5km from the nearest   |

| Site Reference | Status   | Site Location   | Dwellings/<br>Employment<br>Space | Location of sites in relation to European sites  |
|----------------|----------|---|-----------------------------------|--|
|                |          |   |                                   | European sites, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.   |
| SGS17c         | New Site | Land South of Rough Hill Complex, East Hanningfield                       | 115                               | The site is situated to the south of East Hanningfield in close proximity to sites SGS17d and SGS17e. It is approximately 3.9km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar. |
| SGS17d         | New Site | Land South and South East of East Hanningfield Village, East Hanningfield | 150                               | The site is situated to the south of East Hanningfield in close proximity to sites SGS17c and SGS17e. It is approximately 4.1km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar. |
| SGS17e         | New Site | Land South Of Windmill Farm, Back Lane, East Hanningfield                 | 40                                | The site is situated to the south of East Hanningfield in close proximity to sites SGS17c and SGS17d. It is approximately 4.5km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar. |
| SGS18a         | New Site | Land North West of Chelmsford (North of Hollow Lane)                      | 100                               | The site is situated adjacent to the Chelmsford urban area in the north west. It is approximately 16.2km from the nearest European sites, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.                             |
| SGS19          | New Site | Land West of Patching Hall Lane, Chelmsford                               | 200                               | The site is situated adjacent to the Chelmsford urban area in the north west. It is approximately 15.3km from the nearest European sites, which includes the Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar.                             |
| SGS20          | New Site | Land to East and North of Rettendon Place                                 | 350                               | The site is situated in the south of the district and is approximately 1.4km from nearest European site, which includes the Essex Estuaries SAC and the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.  |

| Site Reference | Status   | Site Location   | Dwellings/<br>Employment<br>Space | Location of sites in relation to European sites  |
|----------------|----------|---|-----------------------------------|--|
| GS21a          | New Site | Land North of Old Rectory Lodge, Main Road, Woodham Ferrers     | 15                                | The site is situated to the north of South Woodham Ferrers and is approximately 2.3km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar. |
| GS21b          | New Site | Land North Of Congregational Church, Main Road, Woodham Ferrers | 15                                | The site is situated to the north of South Woodham Ferrers and is approximately 2.5km from the nearest European site, which includes the Essex Estuary SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar. |

## Review of appropriate assessment findings

- 3.2.3. The review below is structured in line with the pathways identified and considered through the appropriate assessment presented in Chapters 5 to 8 in the Pre-Submission HRA Report (Appendix N of the IIA Report<sup>5</sup>).

### Recreational pressure

- 3.2.4. The appropriate assessment concluded that the Local Plan will have no adverse effects (either alone or in combination) on the integrity of those sites considered vulnerable (both exposed and sensitive) to increased visitor pressure as a result of the plan (i.e. Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar, Dengie (Mid-Essex Coast Phase 1) SPA/ Ramsar due to the adoption of the Essex Coast RAMS in policy. This conclusion accounted for measures included within policy relating to open-space provision although these are not relied on to ensure adverse effects do not occur.
- 3.2.5. The proposed changes to the site allocations set out in **Table 3-1** do not affect this conclusion. There has been no material change in scale or location of development in proximity to those sites considered vulnerable to increased visitor pressure and the adoption of the Essex Coast RAMS in policy still stands.

### Water quality

- 3.2.6. The appropriate assessment concluded that development proposed through the plan will have no adverse effects (either alone or in combination) on any water quality sensitive sites (i.e. Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar and Outer Thames Estuary SPA) due to safeguarding measures relating to SuDS and wastewater treatment capacity provision included within the plan.
- 3.2.7. The proposed changes to the site allocations set out in **Table 3-1** do not affect this conclusion. There have been no material changes in the location and/ or scale of development proposed through the Local Plan and the incorporated policy measures identified through the appropriate assessment would still apply.

### Air quality

- 3.2.8. The appropriate assessment concluded that the Local Plan will have no adverse effects (either alone or in combination) on the integrity of those sites considered vulnerable (both exposed and sensitive) to changes in air quality (i.e. Essex Estuaries SAC, Crouch and

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<sup>5</sup> [pre-submission-integrated-impact-assessment-iaa.pdf](#)

Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/ Ramsar, Epping Forest SAC).

- 3.2.9. The proposed changes to the site allocations set out in **Table 3-1** do not affect this conclusion. There have been no material changes in the location and/ or scale of development proposed through the Local Plan. These changes would not be likely to significantly increase traffic on a major road within 200m of a European site that is sensitive to atmospheric pollution. The appropriate assessment did not identify the need for any policy recommendations or mitigation to ensure that the Local Plan will not adversely affect the integrity of the sensitive European sites due to air quality changes.

### **Functional Land**

- 3.2.10. The appropriate assessment concluded that no potential areas of functionally-linked land have been identified that may be critical to the integrity of the qualifying species populations under the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar. The screening identified that the only qualifying feature of the site where there is the potential for likely significant effects as a result of the loss of functionally linked land is the Dark-bellied brent geese.
- 3.2.11. **Table 3-2** below sets out some key information from Natural England's supplementary advice<sup>6</sup> for the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA in relation to the Dark-bellied brent geese and supporting habitats.

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<sup>6</sup> Natural England (2023) Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA Supplementary Advice.

**Table 3-2 - NE supplementary advice for the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA and the Dark-bellied brent goose**

| Attribute   | Target  | Season  | Key information from supporting notes  |
|---|---|---|--|
| Supporting habitat: extent, distribution and availability of supporting habitat for the non-breeding season | Maintain the extent, distribution and availability of suitable habitat (either within or outside the site boundary) which supports the feature for all necessary stages of the non-breeding/wintering period (moulting, roosting, loafing, feeding) at: Atlantic salt meadows ( <i>Glauco-puccinellietalia maritimae</i> ) 617ha, Intertidal mud 456ha, Freshwater and coastal grazing marsh 256ha, Water column. | Year round – to ensure the habitat remains suitable for when the feature is present | The supplementary advice notes that this target also applies to supporting habitat which also lies outside the site boundary. Inappropriate management and direct or indirect impacts which may affect the extent and distribution of habitats may adversely affect the population and alter the distribution of birds.<br><br>It highlights the current extent of the supporting habitats as saltmarsh - 617.707 ha, freshwater and coastal grazing marsh - 256.873 ha and intertidal mud - 456.15 ha.  |
| Supporting habitat: food availability (bird)  | Maintain the distribution, abundance and availability of key food and prey items (eg. <i>Zostera</i> , <i>Enteromorpha</i> , <i>Ulva lactuca</i> , <i>Spergularia</i> , <i>Puccinellia</i> , <i>Triglochin</i> , <i>Aster trifolium</i> , <i>Plantago</i> , <i>Salicornia spp</i> , <i>Agrostis stolonifera</i> , <i>Lolium perenne</i> , <i>Trifolium repens</i> ) at preferred sizes.                           | Year round  | The supplementary advice notes that the availability of an abundant food supply is critically important for successful breeding, adult fitness and survival and the overall sustainability of the population. As a result, inappropriate management and direct or indirect impacts which may affect the distribution, abundance and availability of prey may adversely affect the population and alter the distribution of birds. It identifies that the main food sources can be found within: the intertidal, saltmarsh and grassland (improved) and arable land (winter cereals). |
| Supporting habitat: landscape   | Maintain open and unobstructed terrain and overall field sizes within at least 0.5 km of roosting and feeding areas.  | Year round – to ensure the habitat remains suitable for when the feature is present | This feature is known to favour large areas of open terrain, largely free of obstructions, in and around its roosting and feeding areas. Often there is a need to maintain an unobstructed line of sight within feeding or roosting habitat to detect approaching predators, or to ensure visibility of displaying behaviour. An open landscape may also be required to facilitate movement of birds between the SPA and any off-site supporting habitat.  |

|   |  |  |  |
|---|--|--|--|
| <p>Supporting habitat: vegetation characteristics for feeding</p> | <p>Maintain the extent and distribution of predominantly short (&lt;10 cm) grassland swards in areas used for feeding.</p> | <p>Year round – to ensure the habitat remains suitable for when the feature is present</p> | <p>The height, cover, variation and composition of vegetation are often important characteristics of habitats supporting this feature which enables successful concealment / roosting / foraging / feeding and / or displaying. Many bird species will have specific requirements that conservation measures will aim to maintain, for others such requirements will be less clear. Activities that may directly or indirectly affect the vegetation of supporting habitats and modify these characteristics may adversely affect the feature.</p> |
|---|--|--|--|

3.2.12. **Table 3-2** highlights the following key points:

- Inappropriate management and direct or indirect impacts which may affect the extent and distribution of habitats outside the designated site may adversely affect the population and alter the distribution of birds.
- The main food sources can be found within intertidal, saltmarsh and grassland (improved) and arable land (winter cereals) habitats.
- The need to maintain open and unobstructed terrain and overall field sizes within at least 0.5 km of roosting and feeding areas.
- The height, cover, variation and composition of vegetation are often important characteristics of habitats supporting this feature which enables successful concealment / roosting / foraging / feeding and / or displaying.

3.2.13. Dark-bellied brent geese associated with the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar are known to forage in non-designated areas including agricultural fields near the SPA at low and high tide; these areas may be directly or indirectly affected by development supported by the Local Plan that is within 5km of roosts associated with the Crouch estuary (5km being accepted as the typical range for this species, based on JNCC (2016)<sup>7</sup> and case-practice from the Solent Waders and Brent Goose Strategy.<sup>8</sup>

3.2.14. The principal areas used by Dark-bellied brent geese within the SPA/ Ramsar are at Brandy Hole (south of the estuary), Bridgemarsh Island and Blue House Farm Nature Reserve. Dark-bellied brent geese are known to use improved managed grasslands within the Marsh Farm Country Park (near South Woodham Ferrers), particularly the peninsula south of Clementsgreen Creek, and other local recreational areas including golf courses. Ward (2004) suggests that the majority of geese associated with the Crouch and Roach now forage inland on fields near the estuary<sup>9</sup>.

3.2.15. The appropriate assessment previously identified one site (SGS10) that fell within 5km of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar. The HRA for the planning application associated with the North of South Woodham Ferrers site notes that wintering bird surveys undertaken in 2020/21 recorded no waterbirds landing within or directly adjacent to the site (low numbers overflowed the site, a number were identified flying overhead, including Black-headed Gull *Chroicocephalus ridibundus*, Herring Gull *Larus argentatus*, Lesser Black-backed Gull *Larus fuscus* and Common Gull *Larus canus*. The

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<sup>7</sup> JNCC (2016) Identification of Marine Special Protection Areas (SPAs)

<sup>8</sup> Available at: <https://solentwbgs.files.wordpress.com/2021/03/solent-waders-brent-goose-strategy-2020.pdf>

<sup>9</sup> Ward, R.M. 2004. Dark-bellied Brent Goose *Branta bernicla bernicla* in Britain, 1960/61-1999/2000. WWT/JNCC Waterbird Review Series, Slimbridge.

surveys did not record any Dark-bellied Brent geese and concluded that the allocation site does not comprise 'functional land' for the SPA/Ramsar.

- 3.2.16. The proposed changes in **Table 3-1** do not result in any sites falling within 0.5km of roosting and/ or feeding areas within the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar as highlighted by Natural England's supplementary advice. However, the proposed changes do result in six new sites (SGS17c, SGS17d, SGS17e, SGS20, GS21a and GS21b) falling within 5km of the SPA/ Ramsar (5km being accepted as the typical range for this species). A proposed change also includes increased capacity at site GS11c, which extends the boundary of the site within 4.6km of the SPA/ Ramsar.
- 3.2.17. Natural England's supplementary advice identifies that the main food sources for the Dark-bellied brent geese can be found within intertidal, saltmarsh and grassland (improved) and arable land (winter cereals) habitats. Based on this, four of the sites in **Table 3-1** can be ruled out as providing supporting habitat for foraging as they do not contain any of the habitats identified in the supplementary guidance. Sites GS11c, SGS17e, GS21a and GS21b are either improved or rough pasture and used for horse grazing.
- 3.2.18. The remaining sites (SGS17c, SGS17d and SGS20) are currently arable land and could therefore potentially provide suitable habitat for foraging if they are used for winter cereals; however, this is not currently known at this stage.
- 3.2.19. All of the sites are adjacent to existing urban areas and are therefore not likely to result in the fragmentation of supporting habitats. Alone the sites would not result in a significant loss of potential supporting habitat during the winter. The approximate size of each site is as follows:
- SGS17c 9.01ha
  - SGS17d 7.97ha
  - SGS20 16.46ha
- 3.2.20. By way of reference, the total area (ha) of the following habitats within 5km of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar are:
- Intertidal: 121 ha
  - Saltmarsh: 317.7 ha
  - grassland (improved): 951.1 ha
  - arable land: 5,507.3 ha
- 3.2.21. Natural England identifies that the Dark-bellied brent goose and waterbird assemblage is currently 100% in a favourable condition. It is also important to note that an appropriate assessment of whether a project level HRA is required is undertaken for all residential allocations within the Essex Coast RAMS. Taking this into account, it is considered that the proposed sites alone will not result in an adverse effect on Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar as a result of the loss of any supporting habitats/ functionally linked land. Loss of arable land is estimated to be 0.61% of the total arable area within 5km of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar.

3.2.22. The appropriate assessment previously concluded that the residual effects of the Local Plan on functional land will not be sufficient for 'in combination' effects to occur. The addition of the three sites above is not considered likely affect this conclusion.

## 4 Conclusions and Next Steps

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### 4.1 Conclusions

- 4.1.1. This Addendum to Appendix N (HRA Report) of the Pre-Submission IIA Report considers the proposed changes arising from the publication of the Council's Focused Consultation Additional Sites (Regulation 19) Document which proposes the allocation of new and enlarged sites in light of changing plan-making circumstances.
- 4.1.2. The Addendum has found that the proposed changes to the Local Plan do not affect the findings of the HRA. The Local Plan will not have adverse effects on any European sites either alone or in combination.

### 4.2 Next steps

- 4.2.1. Following the consultation, the Additional Sites (Regulation 19) consultation and Pre-Submission Local Plan will be submitted alongside all the representations received to the February to March 2025 consultation, and the current focused consultation, to the Secretary of State for examination by an independent Planning Inspector.



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## **Appendix 3 – Focused Consultation Additional Sites Consultation Plan**

This report sets out the consultation arrangements for the Focused Consultation Additional Sites (Regulation 19) Document (Additional Sites Document) and Integrated Impact Assessment: Additional Sites (Regulation 19) Addendum (IIA Addendum).

It covers the following areas:

- 1. Aims of the Additional Sites consultation**
- 2. How will we raise awareness of the consultation?**
- 3. Who are we going to consult?**
- 4. When and how will we consult?**
- 5. How people will be able to respond**

### **1. Aims of the Additional Sites consultation**

- 1.1 The purpose of this focused consultation is to seek representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site. The additional sites development trajectories and key consequential plan changes arising from the additional sites allocation policies are also subject to consultation alongside an IIA Addendum which assesses the changes.
- 1.2 The consultation will be undertaken in accordance with Regulation 19 of the Local Plan Regulations and the Council's Statement of Community Involvement available at: [www.chelmsford.gov.uk/sci](http://www.chelmsford.gov.uk/sci).
- 1.3 The consultation focuses on whether the Additional Sites Document meets legal requirements, complies with the Duty to Cooperate and whether it meets the test of soundness set out in the National Planning Policy Framework (2023) i.e. it is positively prepared, justified, effective and consistent with national policy. The Review of the Local Plan is being assessed against the NPPF (2023) as it is progressing under the transitional arrangements set out in the NPPF (2024), Annex 1, paragraph 234.
- 1.4 Following this stage, the Council will submit both the Pre-Submission version of the Local Plan published for consultation in Spring 2025 and Additional Sites Document for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full. The Pre-Submission Local Plan and the Additional Sites Document (including the key consequential plan changes) contained within the consultation will be incorporated together in a single new Local Plan before being finalised for adoption.
- 1.5 Legislation sets out the minimum requirements for consulting the public and other relevant organisations and statutory bodies on a Local Plan. The Council will seek to go beyond these during this consultation.

### **2. How will we raise awareness of the consultation?**

- 2.1 The Additional Sites consultation will run for seven-weeks from 10am on 20 November 2025 to 4pm on 8 January 2026.
- 2.2 The Council will publish a number of documents to support the consultation, including:
- Summary leaflet of the Focused Consultation Additional Sites (Regulation 19) Document
  - Summary leaflet of the Integrated Impact Assessment: Additional Sites (Regulation 19) Addendum
  - Responses to frequently asked questions (FAQs)
  - Additional Sites public exhibition panels.
- 2.3 We will provide updates via the City Life web page to raise further awareness and also publish social media posts.
- 2.4 The Council's website contains information on how to register interest in Local Plan updates and receive alerts on future consultations, and how to use the Council's planning policy consultation portal. It will also contain links to the Additional Sites Document and the IIA Addendum.
- 2.5 Presentations to promote the consultation will be given, including a Parish/Town Councils Local Plan Forum and Developers Forum (dates TBC).

### **3. Who are we going to consult?**

- 3.1 The Council is required by legislation to consult certain bodies which it considers may have an interest in or be affected by the consultation documents. These bodies include Essex County Council, Neighbouring Councils, Parish and Town Councils, Utility Companies and government bodies such as National Highways, the Environment Agency, Natural England and Historic England.
- 3.2 In addition to this the Council will also seek to ensure a wide range of other stakeholders and individuals can be involved in the consultation process.
- 3.3 These organisations include the Chelmsford Business Board, Sport England, the Police, developers, landowners, planning professionals, local businesses, voluntary and community groups and the public.
- 3.4 The consultation will reach a wide audience if all the bodies and organisations mentioned above are consulted. A large volume of comments and feedback is therefore expected to be received.
- 3.5 Those who have registered on the Council's consultation database including those who made comments to the previous Local Plan consultations in 2022, 2024 and 2025 will automatically be notified of the consultation.

### **4. When and how will we consult?**

- 4.1 The Additional Sites consultation will run for seven-weeks from 10am on 20 November 2025 to 4pm on 8 January 2026.
- 4.2 The Additional Sites Document and the IIA Addendum will be available to view and comment on the Council's planning policy consultation portal. They will also be available to read during normal opening hours at the Council's Customer Service Centre in Chelmsford. In addition, electronic versions of the consultation documents will be available to view at some Parish/Town Council offices and local libraries.
- 4.3 Paper copies of the Additional Sites Document and the IIA Addendum will also be available to purchase. For those who do not have access to a computer, paper response forms will be made available and telephone numbers will be published for those requiring assistance. The Additional Sites Document and the IIA Addendum summary leaflets will be free of charge.
- 4.4 There will be a direct email/letter notification to all consultees registered on the Council's consultation database to advise them of the consultation dates and how to view and respond to the consultation. The database currently includes around 7,400 members of the public and specific and general consultation bodies. Information on the consultation will also be posted on the Council's website.
- 4.5 As part of on-going Duty to Co-operate responsibilities we will continue to discuss the review of the adopted Local Plan with neighbouring planning authorities and the prescribed bodies in accordance with our Duty to Co-operate Strategy 2022.
- 4.6 Meetings are intended to be undertaken during the consultation period with key partners and stakeholders such as a Duty to Co-operate meeting with neighbouring Local Planning Authorities and Essex County Council.
- 4.7 There will be various activities running throughout this consultation period to raise awareness and how to make a representation. Precise dates and confirmation of engagement activities are to be agreed, but the following are a list of activities intended to be carried out during the consultation period:
- Adverts in the Essex Chronicle
  - Articles in City Life and South Woodham Focus
  - Information packs for Parish/Town Council to include standard text on the consultation for use in their newsletters/magazines and in social media posts
  - In-person exhibitions, staffed by planning policy officers, will be held at the Civic Centre. Subject to availability, these are expected to run over a Thursday, Friday and Saturday. The exhibitions will provide an opportunity for members of the public and other interested parties to find out more and discuss the consultation with an Officer
  - An unstaffed exhibition in High Chelmer Shopping Centre and in South Woodham Ferrers for some time during the consultation period
  - Summary leaflets will be available to collect from all exhibitions
  - Social media posts
  - Gov.delivery mailshots to over 13,000 recipients

- An animated Local Plan video produced for the review of the Local Plan will also be available.

## **5. How will people be able to respond?**

5.1 At this Regulation 19 consultation stage, respondents are asked to consider whether the Additional Sites Document is legally compliant and consistent with national policy, known as the 'Tests of Soundness'. There will be specific consultation questions based on a model Government representation form. No other parts of the original Pre-Submission Local Plan are included within this consultation and any comments we receive on other policies, proposals or sites in the Pre-Submission Local Plan will not be accepted.

5.2 Respondents will be able to comment on the consultation documents in the following ways:

- In the Council's Objective consultation portal  
[www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult)
- By completing and returning a specially designed representation form
- By email
- By post.